



## **City Council Meeting AGENDA**

**STUDY MEETING  
MONDAY, SEPTEMBER 26, 2016  
5:30 PM**

**MAYOR: GENE WINSTEAD**

**COUNCILMEMBERS: TIM BUSSE  
DWAYNE LOWMAN  
JACK BALOGA**

**KIM VLASAVLJEVICH  
ANDREW CARLSON  
JON OLESON**

***BloomingtonMN.gov:** A yearly meeting schedule is available in the Council section. Also posted in this section are agendas (the Friday before a regular meeting), and the official minutes.*

### **1. CALL TO ORDER**

### **2. ORGANIZATIONAL BUSINESS - Study Items**

2.1. Neighborhood Commercial Study

### **3. ADJOURN**

## Request for Council Action

Originator Planning	Item <b>Neighborhood Commercial Study</b>
Agenda Section Study	Date 8/22/2016
Description	

### GENERAL INFORMATION

Applicant: City of Bloomington

Request: Study Item – Discuss the Neighborhood Commercial Center Study

### BACKGROUND

As part of the 2016 Planning Commission Work Plan, the City Council tasked the Planning Division and the Housing and Redevelopment Authority (HRA) to study and prioritize Bloomington neighborhood commercial centers for redevelopment and improvement.

The HRA discussed the neighborhood commercial study on July 12, 2016. The authority agreed with the priority recommendations and suggested that, of the top three areas, Old Cedar and Old Shakopee is the better “bang for the buck” for revitalization.

The Planning Commission discussed the study on August 11, 2016. The commission agreed with the process and priorities and suggested HRA assistance might have a greater impact at a commercial center not located along American Boulevard.

Next steps presented to the HRA and Planning Commission included reviewing the HRA’s redevelopment resources, meeting with the landowners, generating input from experts (developers, realtor group, ULI panel), developing facelift incentives and seeking partners for redevelopment. These next steps will be discussed at future HRA meetings.

Creator: Jason Schmidt, Planner

Presenters: Glen Markegard, Planning Manager; Jason Schmidt, Planner; Doug Grout, HRA Administrator

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### Requested Action

Review and provide input on the selection, scoring, and priority setting process as described in the attached Neighborhood Commercial Study Report. Give direction on next steps.

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Attachments:

Neighborhood Commercial Study Report  
Appendix 1 - Neighborhood Commercial Scoring Sheet  
Appendix 2 - Neighborhood Commercial Study Scores  
Appendix 3 - Strategy Maps  
Appendix 4 - Neighborhood Commercial Profile Maps  
HRA Minutes - 3/8/2016  
PC Minutes - 4/7/2016  
CC Minutes - 4/11/2016  
Draft HRA Minutes - 7/12/2016  
Draft PC Minutes - 8/11/2016

## Neighborhood Commercial Study

### Intent

The intent of the study is to prioritize the neighborhood commercial areas for Housing and Redevelopment Authority (HRA) enhancement and/or redevelopment efforts.

### Neighborhood Commercial areas within Bloomington

Neighborhood commercial areas serve the daily needs of nearby residential neighborhoods. With input from the HRA, Planning Commission and City Council, staff applied the following criteria to the 21 commercial areas in Bloomington to determine candidates for prioritization.

- Areas must encompass at least 5 acres
- Majority of the node must be zoned commercial
- Exclude areas covered by district plans - (South Loop, Penn American and Normandale Lake) as they are already prioritized
- Exclude areas that received recent HRA investment (France & Old Shakopee, 84<sup>th</sup> & Lyndale, 98<sup>th</sup> & Lyndale) as they are already prioritized
- Exclude areas consisting predominantly of regional-oriented land uses, as they are more likely to be enhanced or redeveloped without public funds
- Removed Normandale Village at the request of the City Council, given its positive condition

The following table lists the eight commercial areas to be studied and the thirteen commercial areas eliminated from the study after the above criteria were applied.

Neighborhood Commercial Study Areas	Eliminated Based on Criteria
Amsden Ridge Center	Old Shakopee & Normandale
Countryside Center	Normandale Center
90 <sup>th</sup> & Penn	Southdale 494 Center
Central Lyndale - 86 <sup>th</sup> to 90 <sup>th</sup> Street	France & Old Shakopee
American & Nicollet	Gas 4 Less
American & Portland	Penn American
Old Cedar & Old Shakopee	Super America & Streetz Grill
98th & Nicollet	Lyndale & Old Shakopee
	American & Lyndale
	Mall of America
	Normandale Village
	Penn & Old Shakopee
	98 <sup>th</sup> & Lyndale

### Scoring Criteria

Scoring factors were grouped under three headings to assist in prioritizing the neighborhood commercial areas for reinvestment.

- Factors that address **need** for reinvestment

- Factors that address **impact** of reinvestment
- Factors that create reinvestment **challenges**

Each grouping included multiple factors with associated criteria to analyze and score (*see Neighborhood Commercial Scoring Sheet*). Each criterion was assigned a 0 – 2 point rank score and a 1 – 3 score weight based on its significance to the factor. The HRA, Planning Commission and City Council reviewed, modified and approved the criteria and assigned weights.

## Scoring

The scoring criterion was either a qualitative or a quantitative measurement. Qualitative measurements were evaluated by the staff project team based on site visits to each study area. Quantitative measurements were evaluated using data within the ESRI GIS software or a compilation of data from relevant sources.

As identified on the attached maps, many of the study areas included a number of individual parcels and buildings, often separated into quadrants around intersections. Consequently, conditions varied – sometimes significantly – between different quadrants. Scores reflect an average across all of the parcels identified within each commercial study areas.

The table below summarizes the overall and individual grouping scores (need, impact, challenges). The higher the score means the higher the priority for enhancement or redevelopment. See the *Neighborhood Commercial Study Scores sheet* for the complete criteria scoring.

Overall Scores		Need Scores		Impact Scores		Challenges Scores	
American & Portland	95	98 <sup>th</sup> & Nicollet	50	Old Cedar & Old Shakopee	38	Amsden Ridge	22
98 <sup>th</sup> & Nicollet	93	American & Portland	44	American & Portland	34	Countryside Center	22
Old Cedar & Old Shakopee	91	American & Nicollet	44	98 <sup>th</sup> & Nicollet	30	American & Portland	17
Countryside Center	89	Old Cedar & Old Shakopee	43	Central Lyndale	29	Central Lyndale	15
American & Nicollet	79	90 <sup>th</sup> & Penn	42	Countryside Center	27	90 <sup>th</sup> & Penn	14
90 <sup>th</sup> & Penn	78	Countryside Center	40	American & Nicollet	24	98 <sup>th</sup> & Nicollet	13
Central Lyndale	70	Amsden Ridge	27	90 <sup>th</sup> & Penn	22	American & Nicollet	11

Amsden Ridge	67	Central Lyndale	26	Amsden Ridge	18	Old Cedar & Old Shakopee	10
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## Prioritization

Based on the overall and grouped scores, staff recommends prioritizing the areas into the following tiers. The HRA will begin to meet with property owners and seek opportunities for enhancements and redevelopment in the Priority A areas.

Priority A	Priority B	Priority C
<ul style="list-style-type: none"> <li>• American &amp; Portland</li> <li>• 98<sup>th</sup> &amp; Nicollet</li> <li>• Old Cedar &amp; Old Shakopee</li> </ul>	<ul style="list-style-type: none"> <li>• Countryside Center</li> <li>• American &amp; Nicollet</li> <li>• 90<sup>th</sup> &amp; Penn</li> </ul>	<ul style="list-style-type: none"> <li>• Central Lyndale</li> <li>• Amsden Ridge</li> </ul>

## Strategies

The most viable strategy for enhancement varies between each of the neighborhood commercial areas, and in many cases within quadrants of each area. In some cases, full redevelopment with public assistance is the most viable strategy, while other areas are more viable for publicly assisted aesthetic enhancements or for private sector redevelopment. In some cases, redevelopment should include consideration of alternative land uses, especially multi-family residential. Attached *strategy maps* depict the recommended strategies by parcel within each commercial area.

## Use Changes

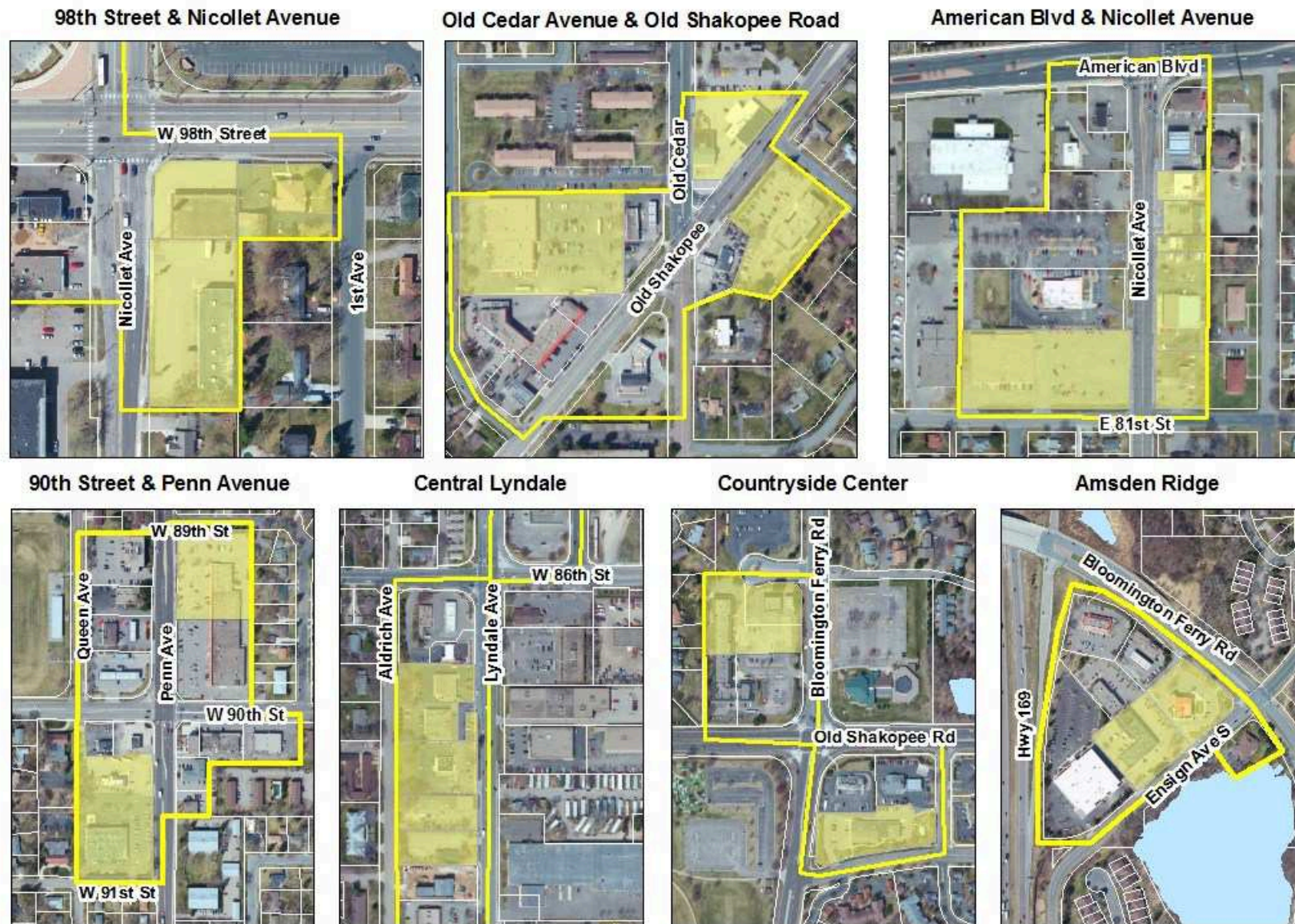
If and when redevelopment were to occur in many of the neighborhood commercial nodes, consideration should be given to replacing the current retail and service uses with multi-family residential uses, with or without ground level retail. Adding housing units will strengthen the surrounding commercial uses and help attract additional retail and restaurant uses to the area. Reducing the amount of retail uses will also strengthen existing retail uses. The following map depicts

portions of neighborhood commercial nodes most suited for conversion to multi-family residential as redevelopment occurs.

DRAFT



Figure 1: Potential Sites for Conversion to Multi-Family Residential





## Scoring Challenges

A few scoring challenges arose as staff began evaluating each neighborhood commercial area.

### *Large number of sites*

The large number of sites/parcels within each commercial area – and their separation into independent quadrants - affected the overall scores and skewed the actual need. As an example, one or two building exteriors may have been of a low quality (2 points); however, all of the remaining building exteriors were of a high quality (0 point). The average building exterior score for the commercial area resulted in a medium quality (1 point).

### *Subjectivity*

The qualitative measurements are subjective, making it difficult to uniformly assess and assign scores. Reviewing and scoring the commercial areas comparatively allowed more uniform scoring across all of the commercial areas. However, another set of reviewers may have a different scoring opinion.

## Next Steps

The Housing and Redevelopment Authority, Planning Commission and City Council will review and finalize the study and associated prioritization in the third quarter of 2016. Thereafter, HRA staff will begin implementation by meeting with priority area property owners, seeking opportunities for enhancements and redevelopment, and holding additional study meetings.

## Neighborhood Commercial Scoring Sheet

Factors that address NEED for redevelopment			
	Rank	Weight	Measurement
<b>Visual quality</b>			
Building exterior	Low quality = 2 Medium quality = 1 High quality = 0	3	Site visit
Landscaping/Green Space	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Parking condition	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Lighting and safety considerations	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Misc. site conditions (dumpsters, rooftop equipment, loading docks, and the like)	Low quality = 2 Medium quality = 1 High quality = 0	1	Site visit
Overhead utilities	High Visual Impact = 2 Medium Visual Impact = 1 Low Visual Impact = 0	1	Site visit
Signs - condition & consistency	Low quality = 2 Medium quality = 1 High quality = 0	1	Site visit
<b>Obsolescence</b>			
Frequent vacancy	High = 2 Medium = 1 Low = 0	3	Assessing input
Land underutilization / FAR	High = 2 Medium = 1 Low = 0	2	Site visit
Age	Over 40 = 2 20-40 = 1 Under 20 = 0	2	GIS
Neighborhood Supportive Retail Mix	Highly supportive = 2 Moderately supportive = 1 Minimally supportive = 0	1	Site visit
<b>Nonconformity</b>			
Use	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	2	Planning code review
Site	High Nonconformity = 2	1	Planning code review

Factors that address NEED for redevelopment			
	Rank	Weight	Measurement
	Medium Noncf. = 1 Low Nonconformity = 0		
Parking	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	1	Planning code review
Setbacks	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	1	Planning code review
<b>Values</b>			
Recent investment	No reinvestment = 2 Some reinvestment = 1 Major reinvestment = 0	2	GIS / Building Data
Assessed value per square foot	Low = 2 Medium = 1 High = 0	2	GIS / Assessing
Ratio of land value vs. building value	Low = 2 Medium = 1 High = 0	2	GIS / Assessing
Value change over time	Below Average = 2 Average = 1 Above Average = 0	2	Assessing
Lease rates	Low = 2 Medium = 1 High = 0	2	Assessing
Area median incomes (in most relevant census tract(s))	< 90% of city median = 2 Within 10% of city median = 1 > 110% of city median = 0	1	GIS
<b>Violations</b>			
Police Calls	High = 2 Medium = 1 Low = 0	2	Police
Orders Issued for Code Violations	High = 2 Medium = 1 Low = 0	1	Environmental Health

Factor that address IMPACT of reinvestment			
	Rank	Weight	Measurement
<b>Visibility</b>			
Gateway (major presence at the entrance to the city)	High = 2 Medium = 1 Low = 0	3	GIS
Sphere of influence	Large = 2 Medium = 1 Small = 0	3	GIS proximity trace
Traffic counts	Over 20,000 = 2 10,000-20,000 =1 Under 10,000 =0	2	ADT – add two highest street counts
Provide Key Service			
<i>Grocery/Food mart</i>	More than one = 2 One = 1 None = 0	1	GIS
<i>Restaurant/Coffee Shop</i>	More than one = 2 One = 1 None = 0	1	GIS
<i>Hardware or Pharmacy</i>	More than one = 2 One = 1 None = 0	1	GIS
<b>Connectivity</b>			
Good Bike/Trail Access w/ Bike Amenities	In place = 2 Planned = 1 Minimal = 0	3	Site visit / GIS
All Day/Every Day Transit/With Shelters	In place = 2 Planned = 1 Minimal = 0	3	Site visit / Metro Transit
Robust Sidewalk Network	In place = 2 Planned = 1 Minimal = 0	2	Site visit / GIS
<b>Proximity to similar uses</b>			
Redundancy	No overlap = 2 Overlap 1 buffer ½ mi. = 1 Overlap 2 buffs. ½ mi. = 0	1	GIS
<b>Expansion opportunities</b>			
Affordable nearby land	High = 2 Medium = 1 Low = 0	2	GIS
<b>Leveraging investments</b>			
Focus Area	High = 2 Medium = 1 Low = 0	2	Planning / HRA

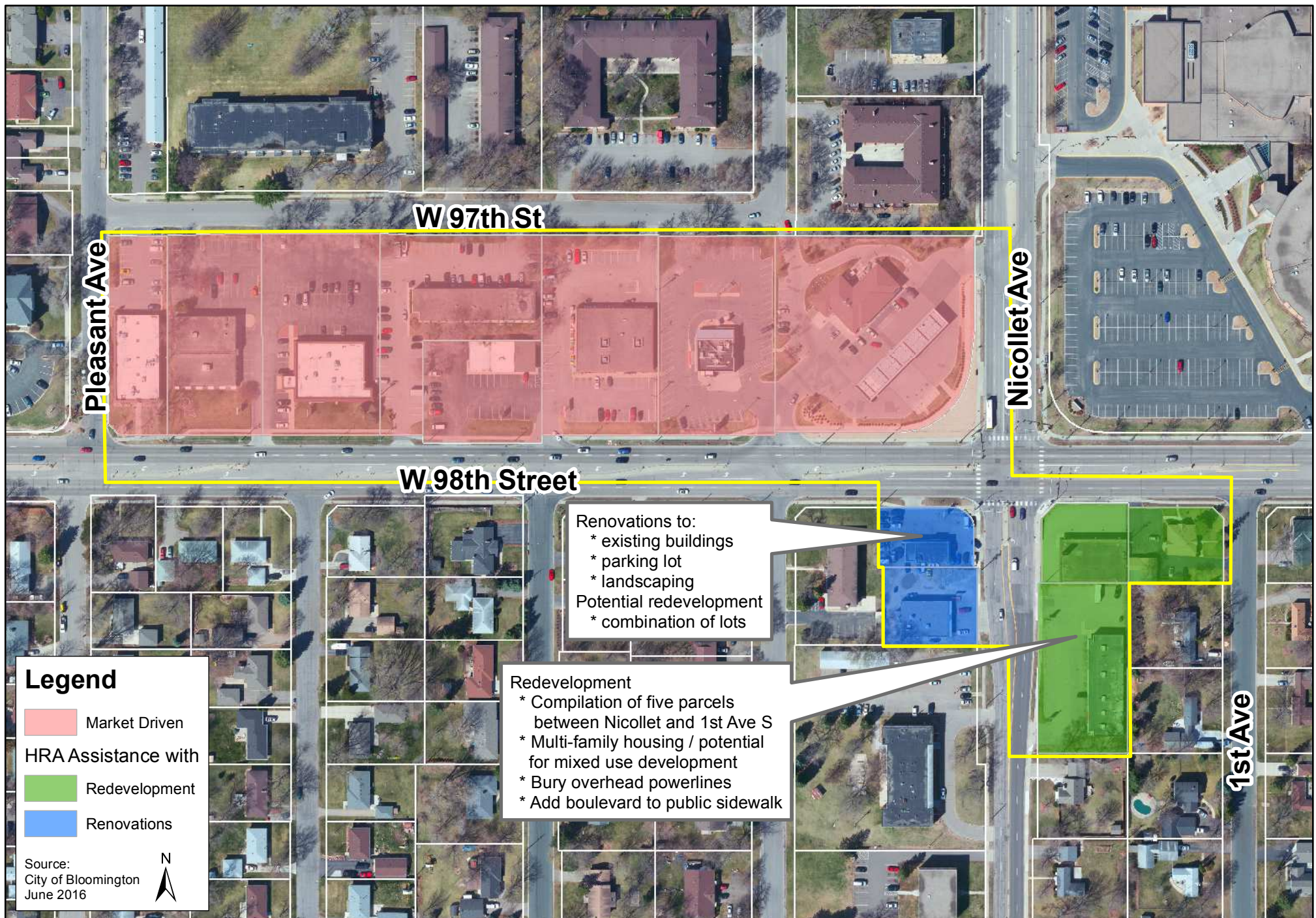
Factors that create reinvestment CHALLENGES			
	Rank	Weight	Measurement
<b>Ownership</b>			
Complexity of Ownership Structure	Low = 2 Medium = 1 High = 0	3	Assessing
Multiple property owners	Low = 2 Medium = 1 High = 0	2	GIS
<b>Barriers</b>			
Level of barriers (easements, utilities, flooding, transmission line, contamination)	Low = 2 Medium = 1 High = 0	2	GIS
Viable for redevelopment (size)	High = 2 Medium = 1 Low = 0	2	Planning
Feasibility	No Known Opposition = 2 Possible Opposition = 1 Known Opposition = 0	1	HRA
<b>Market Interest</b>			
Evidence of market interest	High = 2 Medium = 1 Low = 0	2	Planning

Neighborhood Commercial Study Scores

Amsden Ridge Center			Countryside Center		90 <sup>th</sup> & Penn		Central Lyndale - 86 <sup>th</sup> to 90 <sup>th</sup> Street		American & Nicollet		American & Portland		Old Cedar & Old Shakopee		98th & Nicollet		
	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Data	Score	Weight
VISUAL QUALITY																	
Building exterior	1980's brick / few holes and deterioration	0	1980's brick, new buildings SE corner	1	Paint peeling on a few buildings / Old gas station	1	Recent updates with a few older buildings	1	Older brick / stucco buildings	1	Recent updates to a number of buildings. Other buildings have some deteriorations	1	Peeling and faded paint	1	Brick buildings in good condition	1	3
Landscaping/Green Space	Fully landscaped	0	Minimal landscaping	1	Landscaping is lacking SE/NE	2	Minimal landscaping	1	Majority of sites lack landscaping	2	Majority of the area lacks landscaping	2	Center, and NE/SE corners lacking landscaping	1	South parcels lack landscaping	2	2
Parking condition	Center parking lot had pot holes	1	Newer overlay at center, potholes in SE	1	SE has major pot holes/nonexistent pavement	1	Maintained	0	Maintained - though DJ's auto is deteriorating	0	Maintained, with a few issues	0	Deteriorating in a number of areas	1	Gravel parking, some potholes	1	2
Lighting and safety considerations	New lighting in sections	0	Older lighting system	1	Older lighting fixtures	1	Various light fixtures	1	Various light fixtures	1	Various light fixtures / safety concerns in back of T&C center	1	Few areas with limited lighting	1	South parcels - limited lighting	1	2
Misc. site conditions (dumpsters, rooftop equipment, loading docks, and the like)	Cell tower on center site	1	Minor site conditions - scattered	1	Dumpsters, equipment	1	Screened	0	Budget exteriors and DJ's has visible outside storage	1	Few random dumpsters outside / no area for semi trucks	2	Docks and dumpsters	1	Dumpsters and outside storage	1	1
Overhead utilities	No overhead utilities	0	Along OSF / south on BFR	1	Along Penn Ave	2	Along 86th	1	Along back property line	1	Back of T&C	1	Along OSR -	2	Along OSR	2	1
Signs - condition & consistency	Standards signs	1	Old signs / mixed construction	1	Mixed/older	2	Updated with window signage	1	Number of plywood signs and window signs	2	Consistent with code	1	Mix of signage	1	Mix of signage	1	1
OBSOLECENCE																	
Frequent vacancy (5-yr average)	21.40%	2	17.70%	2	33.40%	2	7.60%	1	0%	0	13.90%	1	0%	0	6.3% - office	1	3
Land Underutilization/FAR	0.18	1	0.13	2	0.25	0	0.24	0	0.17	2	0.29	0	0.27	0	0.20	1	2
Average Age	32.5	1	28.2	1	49.5	2	37.3	1	48	2	56.1	2	55.4	2	47.2	2	2
Neighborhood Supportive Retail Mix	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	1
NONCONFORMITY																	
Use		0		0		0		0		0		0		0		0	2
Site		0		0	Small lots/frontage/access	1		0	Very small lots	1		0	Small lots / access	1	Few small lots	1	1
Parking		0		0	Parking location / number	1	Parking location / number	1	Parking location / number	2	Parking location / number	2	Parking location	1	Gravel parking, location	1	1
Setbacks		0		0	Few buildings close to lot line	1		0	Few buildings right at lot line	1	Buildings at lot line	2	Few buildings at lot line	1	Few buildings at lot line	1	1
VALUES																	
Recent investment (5 yrs)	Minor interior	1	No significant investment	2	Some renovations	1	Facelift updates, new building	0	No significant investment	2	Village Square remodel	1	No significant investment	2	No significant investment	2	2
Total assessed value per building square foot	\$89	1	\$120	0	\$90	1	\$107	0	\$130	0	\$92	1	\$62	2	\$87	1	2
Ratio of building value vs. land value	0.36	2	0.61	1	0.92	0	0.73	0	0.42	2	0.67	1	0.43	2	0.46	2	2
Value change over time (5-yrs)	Average		Below average	2	Above average	0	Above average	0	Average	1	Below average	2	Below average	2	Average	1	2
Lease rates (5-yr average)	\$14.05	1	\$11.00	2	\$12.64	2	\$11.87	2	Owner occupied	0	\$14.82	1	\$14.85	1	\$11.10 - retail / \$16.71 - office	2	2
Area median incomes (in most relevant census tract(s)) City Median \$59,458	\$67,184 & \$95,508	0	\$67,184 & \$70,658	0	\$52,674, \$59,538, & \$72,157	1	\$45,536 & \$46,211	2	\$46,211 & \$47,688	2	\$46,211 & \$47,618	2	\$51,118, \$39,275, & \$65,071	2	\$45,783, \$45,536	2	1
VIOLATIONS																	
Police Calls	Low	0	Low	0	Close to a large mall, transit, major roadway, place of worship, bank, pharmacy, schools, hotels and vacant businesses have an impact on the rate of crime										High	2	2
Orders Issued for Code Violations	1.4 / parcel	0	3.6 / parcel	1	Medium	1	Medium	1	High	2	High	2	Low	0	High	2	0
VISIBILITY																	
Gateway (major presence at the entrance to the city)	Right off Hwy 169	2	First commercial off Hwy 169 on OSR	1		0		0	Off 494, south of American	1	Off 494, north of American	2	First commercial off Hwy 77 on OSR	2		0	3
Sphere of influence	1681 units	1	4,156 units	2	1,842 units	1	2,361 units	1	630 units	0	2,056 units	1	2,706 units	2	3,359 units	2	3
Traffic counts	8,900	0	27,900	2	25,100	2	21,400	2	32,700	2	29,100	2	24,304	2	26,500	2	2
Provide Key Service																	
Grocery/Food mart		0		0		0	Cub Foods	2	Sima Market	1	Number of markets	2	Oriental Market	1		0	1
Restaurant/Coffee Shop	McDonalds and Lai Inn Chinese	1	Burger King, West Side Perk, Subway, Domino's, Zeke's	2	Burger King, Roast Beef, Chinese, Gyropolis	2	Kimson, Luna DiLuna, Bakery	2	McDonalds	1	Number of various restaurants	2	Subway, Gyros, Pizza	2	Burger King	1	1
Hardware or Pharmacy		0		0	Hardware	1		0		0	Hardware/Walgreens	2		0	Hardware	1	1
CONNECTIVITY																	
Good Bike/Trail Access w/ Bike Amenities	Off street trail	2	Off street trail	2	ATP Proposed bike lane	1	86th Street bike lanes	2	ATP proposed bike lane	1	ATP proposed bike lane	1	New Nokomis-MN River Trail	2	ATP proposed bike lane	1	3
All Day/Every Day Transit/With Shelters	Minimal	0	Minimal	0	Frequent service	1	Frequent service	1	Proposed BRT	1	Proposed BRT	1	Frequent service	1	Frequent service w/ shelters	2	3
Robust Sidewalk Network	Minimal sidewalks into neighborhood	0	Sidewalk around neighborhood	2	Sidewalks along Penn & 90th	2	Network around	2	Sidewalks in place, but no buffer from street	2	In place, with future improvements	2	In place - needs improvements on location	2	In place	2	2
PROXIMITY TO USES																	
Redundancy	No overlap	2	No overlap	2	No overlap	2	Commercial corridor / 98th & Lyndale	1	Overlap with American/Portland	1	Overlap with American/Nicollet	1	No Overlap	2	Overlap with 98th & Lyndale	1	1
EXPANSION OPPORTUNITIES																	
Affordable nearby land		0		0		0	Consolidation opportunities	1	Underutilized land on west side	1		0	SE corner consolidation opportunity	1	SE corner consolidation opportunity	1	2
LEVERAGING INVESTMENTS																	
Focus Area	Outside program area	0	Outside program area	0	Outside program area	0	Near area	1	Near area	1	Within area	2	Near area	1	Near area	1	2
OWNERSHIP																	
Complexity of Ownership Structure	Low	2	Low	2	Medium	1	Medium	1	Medium	1	Medium	1	High	0	Low	1	3
Multiple property owners	Six	2	Four	2	Twelve	0	Seventeen	0	Twelve	0	Nine	1	Sixteen	0	Thirteen	0	2
BARRIERS																	
Level of barriers (easements, utilities, flooding, transmission line, contamination)	Low	2	Low	2	Low	2	Low	2	Medium - small lots, substation	1	Medium	1	Low	2	Low	2	2
Viable for redevelopment (size)	Center has potential	2	Center has potential	2	Configuration of sites	2	Configuration of sites	2	West side - yes, East side - no	1	SW corner is small	2	NE corner is small	1	Small sites	1	2
Feasibility		2		2		1		2		2		2		2		2	1
MARKET INTEREST																	
Evidence of market interest	Center sold in 2014	1	Some interest in NW	1	CSL/Burger King sold - 2013 Interest in corner gas station, but issues with lot/parking	1	Lyndale Market built-2015, Luna DiLuna, facelifts on major centers	1	Potential, but issues with meeting code	1	Village Square remodel	2	Marathon gas sold - 2015, Amstar is for sale, GSSC is for sale, Office condos are for sale and All American Rec is on market	1	Stuff & Such is for sale / lease	1	2
NEED Weight Score																	
		27			40			42			26			44			50
IMPACT Weight SCORE		18			27			22			29			24			30
CHALLENGES Weight SCORE		22			22			14			15			11			13
TOTAL Weight Score		67			89			78			70			79			93

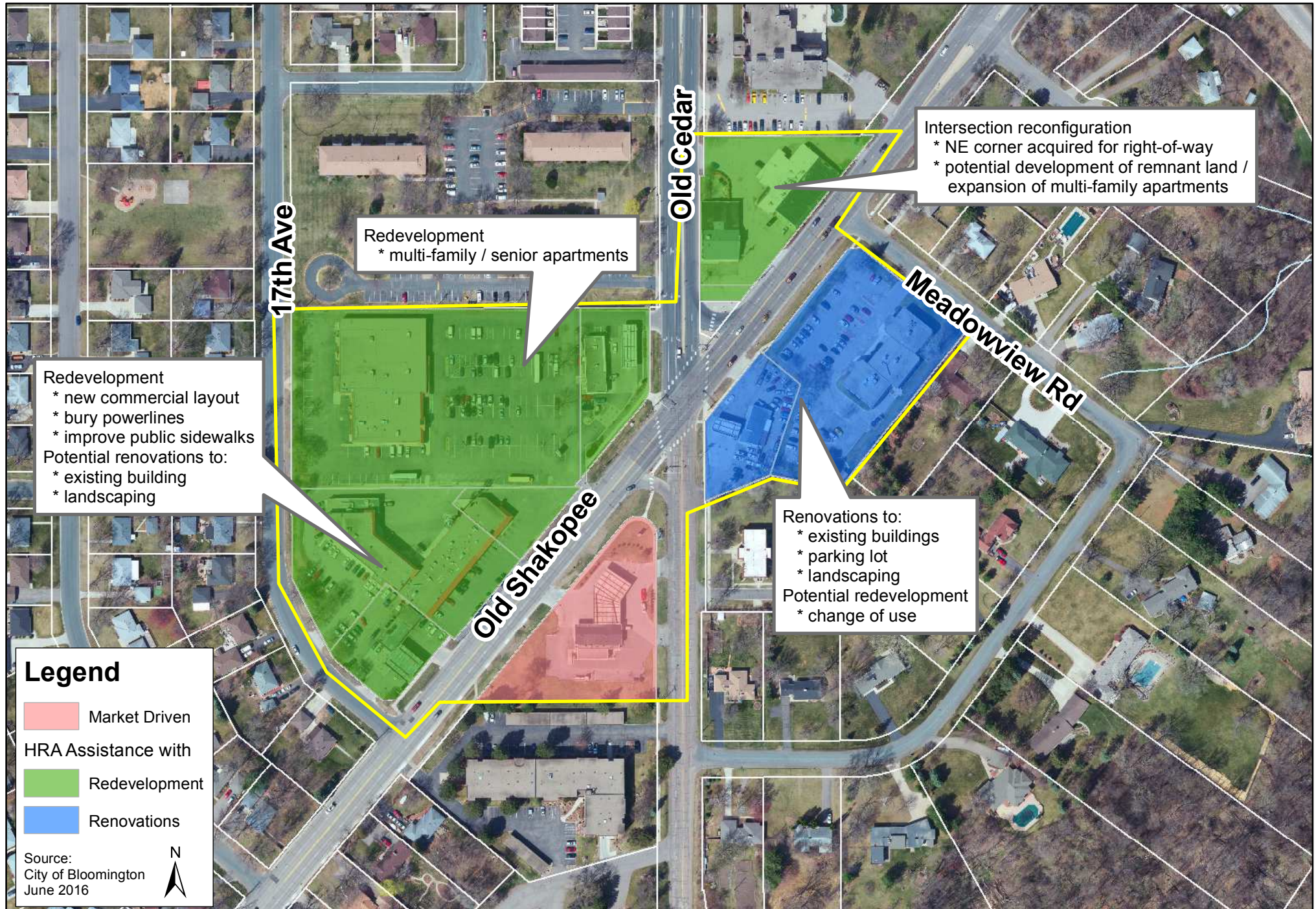


# 98th Street & Nicollet Avenue Recommended Strategies





# Old Cedar Avenue & Old Shakopee Road Recommended Strategies





# American Blvd & Nicollet Avenue Recommended Strategies

Renovations to

- \* parking lot
- \* landscaping
- \* public sidewalks

Potential redevelopment:

- \* combination with west industrial lot
- \* change of use

American Blvd

Redevelopment



- \* evaluate change of use
- \* narrow lots may require acquisition of parcels along 1st Ave S
- \* improve public sidewalks

Redevelopment

- \* McDonald's and Groth music lots
- \* improve utilization of the sites
- \* industrial or residential use along E 81st St

## Legend

HRA Assistance with

-  Redevelopment
-  Renovations

Source:  
City of Bloomington  
June 2016



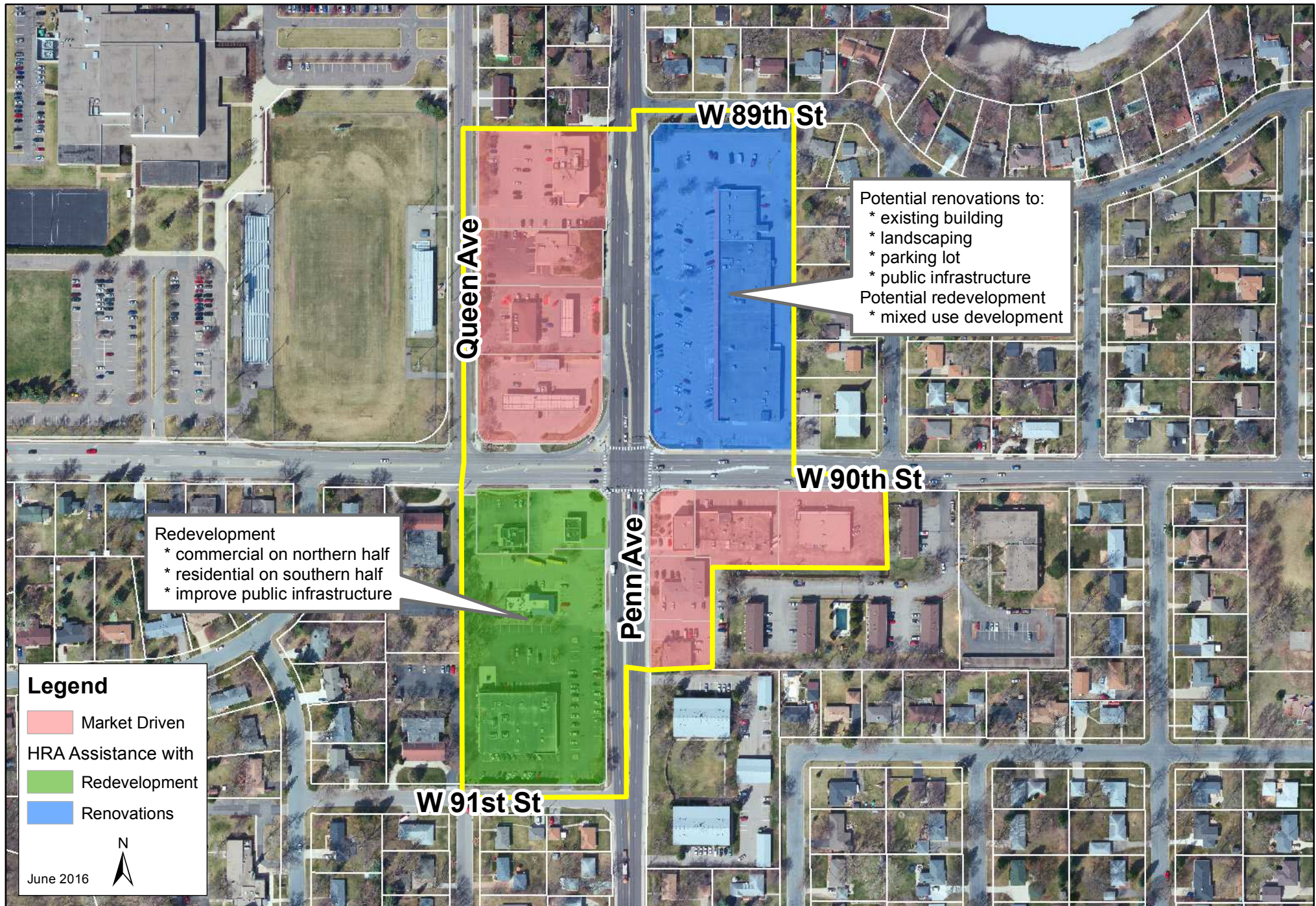
Nicollet Ave S

1st Ave S

E 81st St

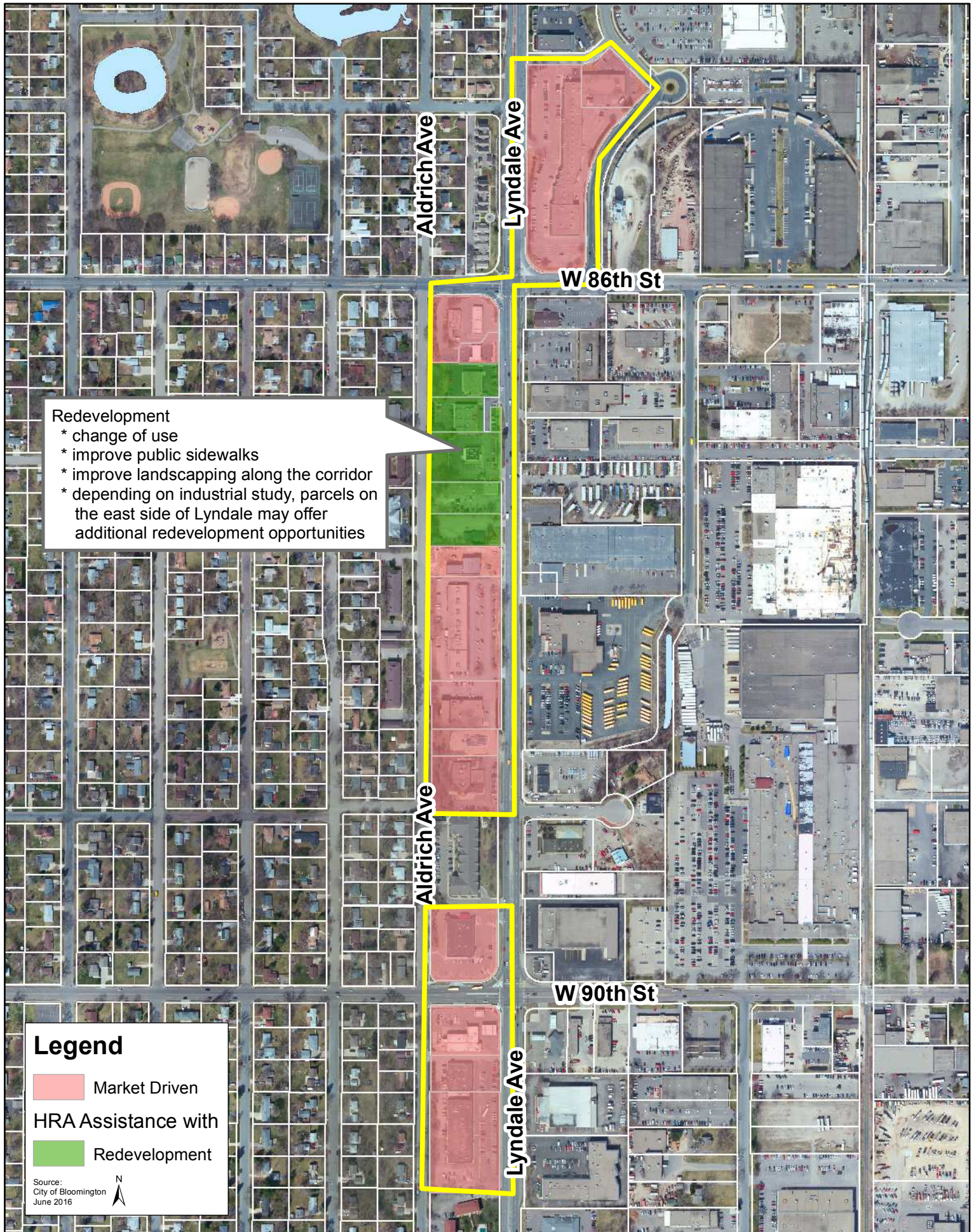


# 90th Street & Penn Avenue Recommended Strategies



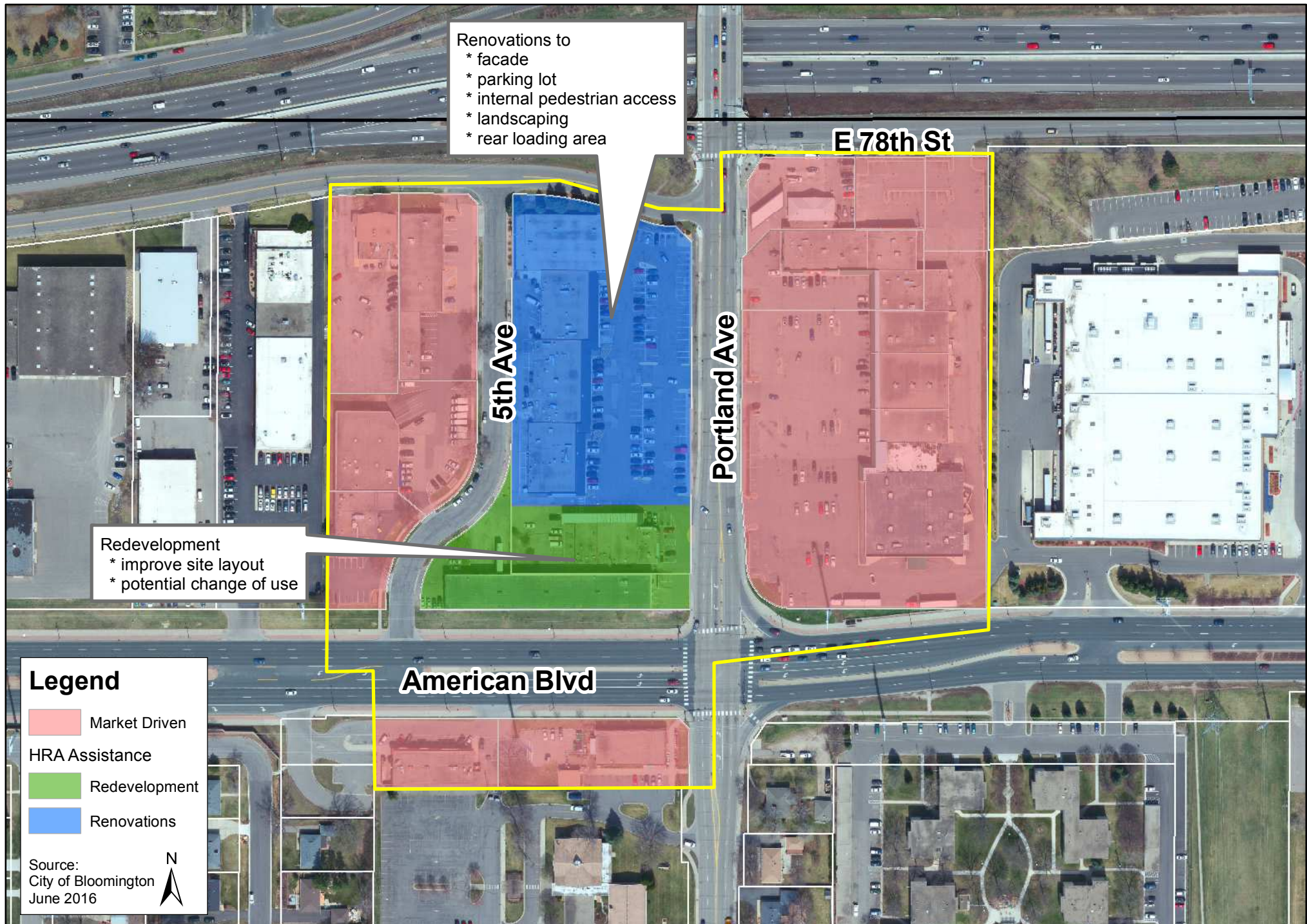


# Central Lyndale Recommended Strategies



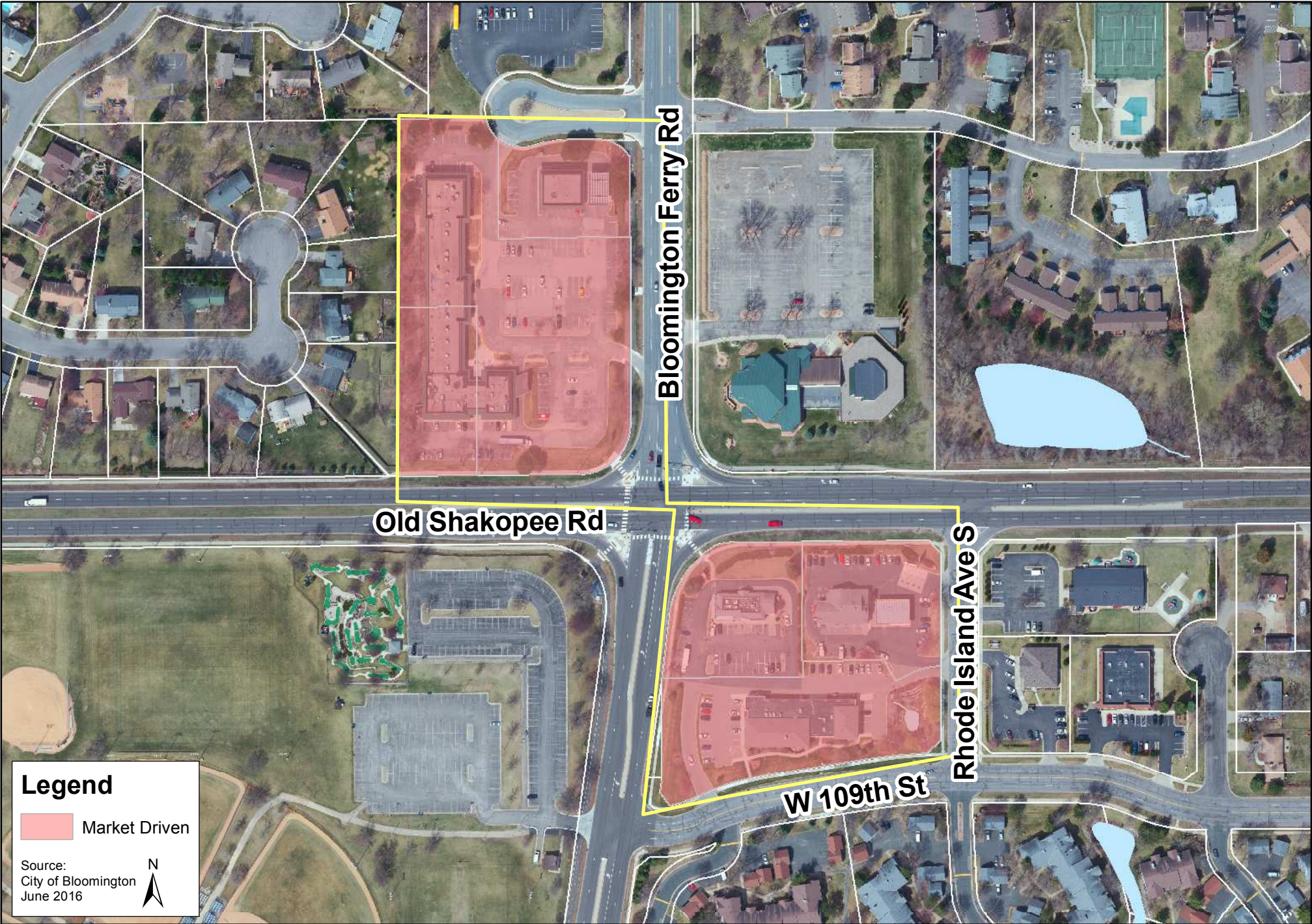


# American Blvd & Portland Avenue Recommended Strategies



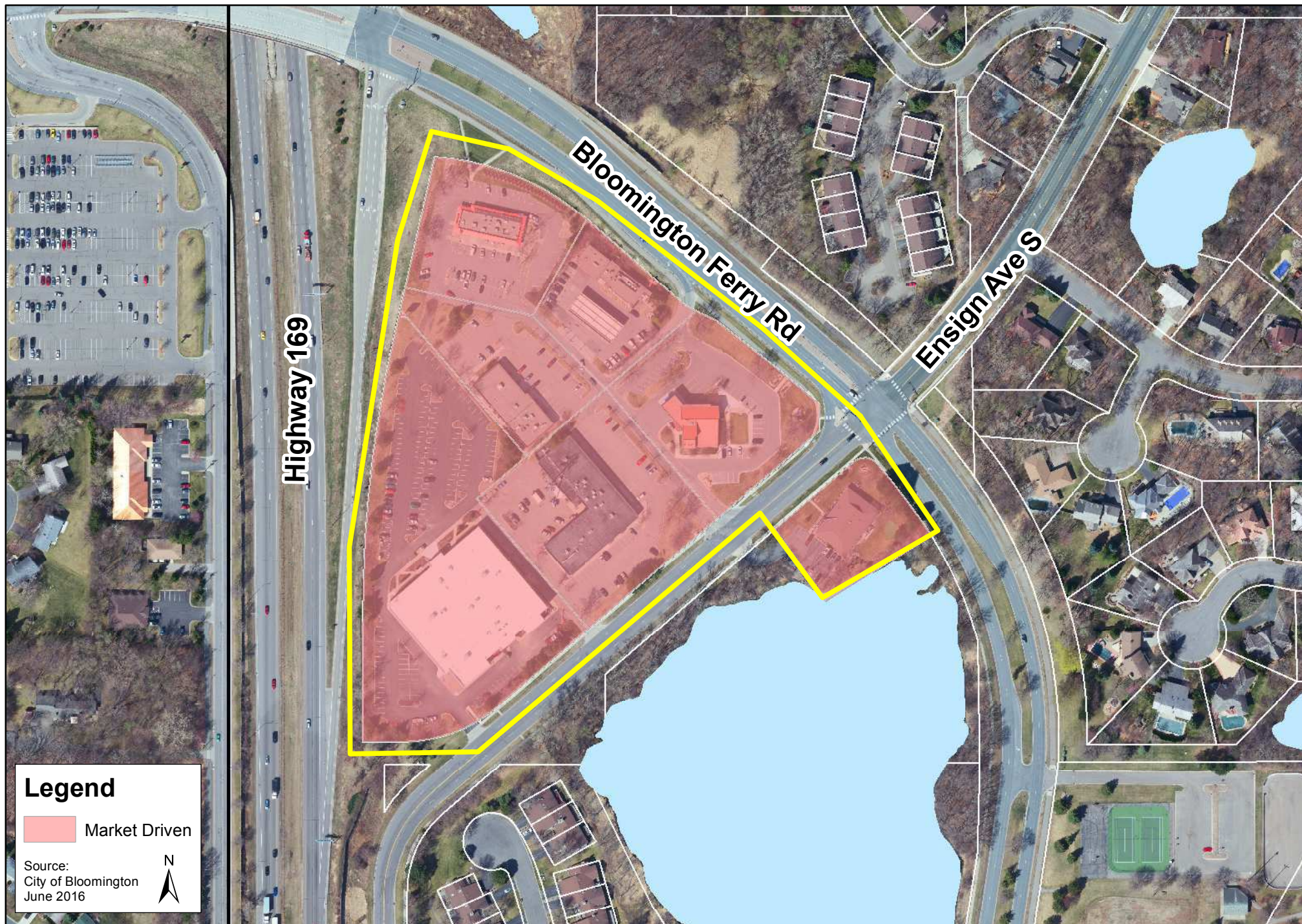


# Countryside Center Recommended Strategies





# Amsden Ridge Recommended Strategies





# 98th Street & Nicollet Avenue

Total area: 419,150 sq. ft.  
Total FAR: 0.20  
Total assessed land value: \$5,747,500  
Total assessed building value: \$2,657,400  
Total assessed value: \$8,404,900

**Parcel 1 - Village Shops**

Zoning: B-2  
Guide plan: General Business  
Lot size: 22,988 sq. ft.  
Building area: 7,380 sq. ft.  
FAR: 0.32  
Year built: 1967  
Land assessed value: \$333,300  
Building assessed value: \$145,500  
Total assessed value: \$478,800

**Parcel 6 - Ace Hardware**

Zoning: B-2  
Guide plan: General Business  
Lot size: 45,902 sq. ft.  
Building area: 9,416 sq. ft.  
FAR: 0.21  
Year built: 1989  
Land assessed value: \$665,600  
Building assessed value: \$209,400  
Total assessed value: \$875,000

**Parcel 11 - Maytag**

Zoning: B-2  
Guide plan: General Business  
Lot size: 29,957 sq. ft.  
Building area: 5,964 sq. ft.  
FAR: 0.20  
Year built: 1970  
Land assessed value: \$389,400  
Building assessed value: \$162,900  
Total assessed value: \$552,300

**Parcel 2 - Pierce Skate & Ski**

Zoning: B-2  
Guide plan: General Business  
Lot size: 37,350 sq. ft.  
Building area: 12,267 sq. ft.  
FAR: 0.33  
Year built: 1981  
Land assessed value: \$541,600  
Building assessed value: \$205,300  
Total assessed value: \$746,900

**Parcel 7 - Burger King**

Zoning: B-2  
Guide plan: General Business  
Lot size: 45,081 sq. ft.  
Building area: 3,149 sq. ft.  
FAR: 0.07  
Year built: 1966  
Land assessed value: \$541,000  
Building assessed value: \$393,400  
Total assessed value: \$934,400

**Parcel 12 - Stuff & Such**

Zoning: B-2  
Guide plan: General Business  
Lot size: 13,221 sq. ft.  
Building area: 5,400 sq. ft.  
FAR: 0.41  
Year built: 1952  
Land assessed value: \$211,500  
Building assessed value: \$179,900  
Total assessed value: \$391,400

**Parcels 3 - James King Insurance**

Zoning: B-2  
Guide plan: General Business  
Lot size: 46,859 sq. ft.  
Building area: 8,590 sq. ft.  
FAR: 0.18  
Year built: 1966  
Land assessed value: \$562,300  
Building assessed value: \$1,000  
Total assessed value: \$563,300

**Parcel 8 - Holiday**

Zoning: B-2  
Guide plan: General Business  
Lot size: 73,205 sq. ft.  
Building area: 5,436 sq. ft.  
FAR: 0.07  
Year built: 2002  
Land assessed value: \$1,171,300  
Building assessed value: \$778,700  
Total assessed value: \$1,950,000

**Parcel 13 - Law Office**

Zoning: B-2  
Guide plan: General Business  
Lot size: 13,976 sq. ft.  
Building area: 1,521 sq. ft.  
FAR: 0.11  
Year built: 1947  
Land assessed value: \$167,700  
Building assessed value: \$48,300  
Total assessed value: \$216,000

**Parcel 4 - Oxboro Plaza Building**

Zoning: B-2  
Guide plan: General Business  
Lot size: 41,124 sq. ft.  
Building area: 14,808 sq. ft.  
FAR: 0.36  
Year built: 1977  
Land assessed value: \$452,400  
Building assessed value: \$273,500  
Total assessed value: \$725,900

**Parcel 9 - Precision Tune**

Zoning: B-2  
Guide plan: General Business  
Lot size: 10,845 sq. ft.  
Building area: 1,680 sq. ft.  
FAR: 0.15  
Year built: 1955  
Land assessed value: \$173,500  
Building assessed value: \$121,400  
Total assessed value: \$294,900

**Parcel 5 - Print Shop**

Zoning: B-2  
Guide plan: General Business  
Lot size: 23,674 sq. ft.  
Building area: 3,477 sq. ft.  
FAR: 0.15  
Year built: 1966  
Land assessed value: \$343,300  
Building assessed value: \$49,200  
Total assessed value: \$392,500

**Parcel 10 - Bloomington Cleaners**

Zoning: B-2  
Guide plan: General Business  
Lot size: 14,968 sq. ft.  
Building area: 4,534 sq. ft.  
FAR: 0.30  
Year built: 1957  
Land assessed value: \$194,600  
Building assessed value: \$88,900  
Total assessed value: \$283,500





# Old Cedar & Old Shakopee

Total area: 449,214 sq. ft.  
Total FAR: 0.27  
Total assessed land value: \$5,163,100  
Total assessed building value: \$2,216,300  
Total assessed value: \$7,379,400

## Parcel 1 - Eagles Club

Zoning: B-2  
Guide plan: General Business  
Lot size: 140,678 sq. ft.  
Building area: 31,676 sq. ft.  
FAR: 0.44  
Year built: 1972  
Land assessed value: \$1,406,800  
Building assessed value: \$73,700  
Total assessed value: \$1,480,500

## Parcel 7 - DJ Pete's Auto

Zoning: B-2  
Guide plan: General Business  
Lot size: 22,683 sq. ft.  
Building area: 1,767 sq. ft.  
FAR: 0.08  
Year built: 1956  
Land assessed value: \$264,400  
Building assessed value: \$74,600  
Total assessed value: \$339,000

## Parcel 2 - Amstar Auto Care

Zoning: B-2  
Guide plan: General Business  
Lot size: 23,754 sq. ft.  
Building area: 2,703 sq. ft.  
FAR: 0.11  
Year built: 1972  
Land assessed value: \$273,200  
Building assessed value: \$155,900  
Total assessed value: \$429,100

## Parcel 8 - General Security Services

Zoning: B-1  
Guide plan: Office  
Lot size: 70,506 sq. ft.  
Building area: 20,402 sq. ft.  
FAR: 0.29  
Year built: 1981  
Land assessed value: \$916,600  
Building assessed value: \$350,200  
Total assessed value: \$1,266,800

## Parcels 3, 4 & 5 - Cedar Center Condo, Liquor, Marathon Gas

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 99,644 sq. ft.  
Building area: 39,307 sq. ft.  
FAR: 0.39  
Year built: 1959  
Land assessed value: \$1,244,700  
Building assessed value: \$975,200  
Total assessed value: \$2,219,900

## Parcel 9 - All-AM Rec

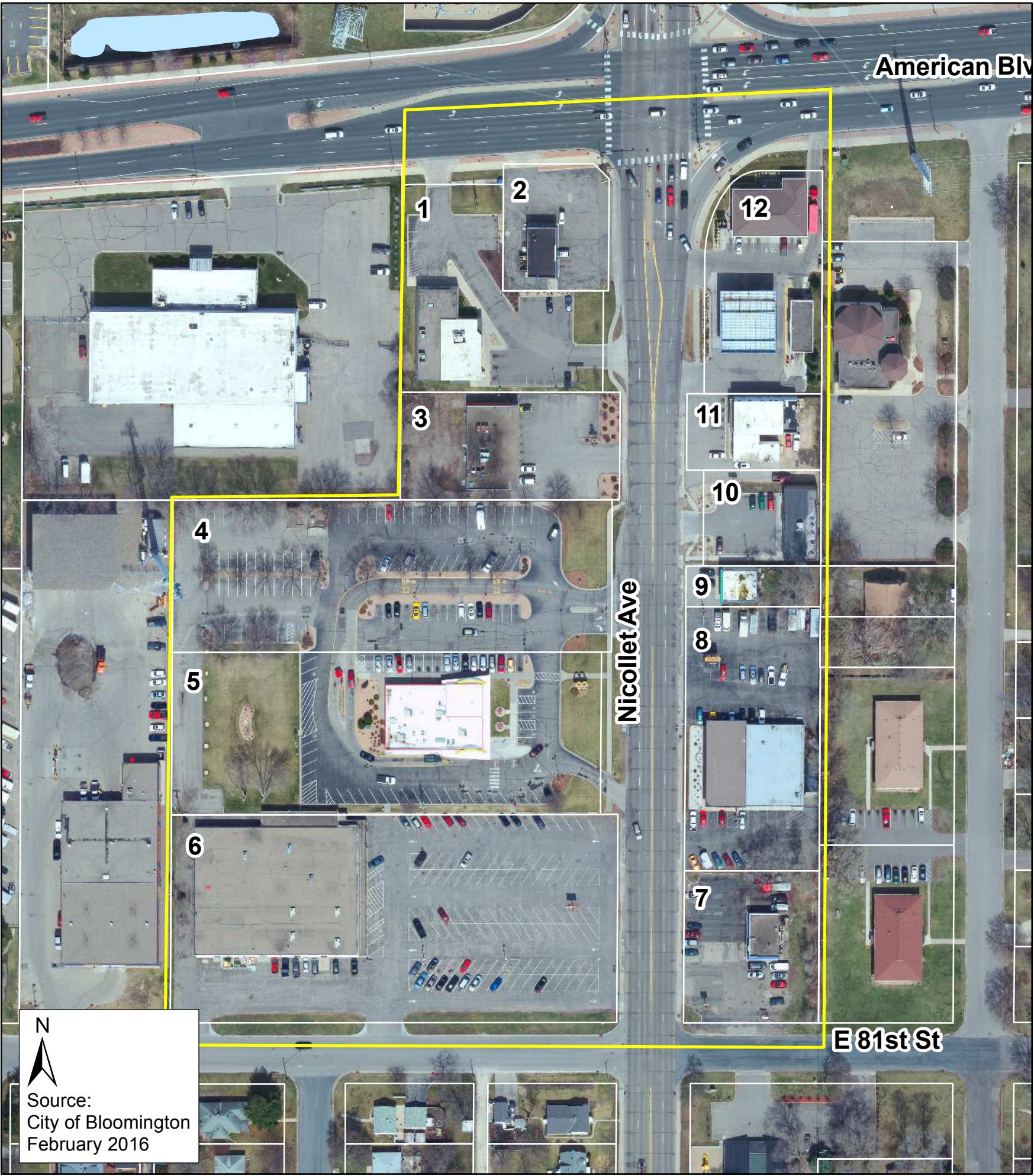
Zoning: B-2  
Guide plan: General Business  
Lot size: 41,625 sq. ft.  
Building area: 20,561 sq. ft.  
FAR: 0.49  
Year built: 1916  
Land assessed value: \$478,700  
Building assessed value: \$281,300  
Total assessed value: \$760,000

## Parcel 6 - Clark

Zoning: B-2  
Guide plan: General Business  
Lot size: 50,324 sq. ft.  
Building area: 3,395 sq. ft.  
FAR: 0.07  
Year built: 1968  
Land assessed value: \$578,700  
Building assessed value: \$305,400  
Total assessed value: \$884,100







# American Blvd & Nicollet Avenue

Total area: 394,147 sq. ft.  
Total FAR: 0.17  
Total assessed land value: \$5,393,400  
Total assessed building value: \$2,285,600  
Total assessed value: \$7,679,000

**Parcel 1 - 7/8 Liquors**

Zoning: B-2 / I-3  
Guide plan: General Business  
Lot size: 30,394 sq. ft.  
Building area: 7,332 sq. ft.  
FAR: 0.24  
Year built: 1965  
Land assessed value: \$486,300  
Building assessed value: \$136,400  
Total assessed value: \$622,700

**Parcel 5 - McDonalds**

Zoning: B-2  
Guide plan: General Business  
Lot size: 67,681 sq. ft.  
Building area: 6,159 sq. ft.  
FAR: 0.09  
Year built: 1999  
Land assessed value: \$913,700  
Building assessed value: \$430,600  
Total assessed value: \$1,344,300

**Parcel 9 - Mouna Hair**

Zoning: B-2  
Guide plan: General Business  
Lot size: 5,310 sq. ft.  
Building area: 1,043 sq. ft.  
FAR: 0.20  
Year built: 1960  
Land assessed value: \$69,000  
Building assessed value: \$36,800  
Total assessed value: \$105,800

**Parcel 2 - Auto Tech Tune & Repair**

Zoning: I-3  
Guide plan: General Business  
Lot size: 12,887 sq. ft.  
Building area: 1,310 sq. ft.  
FAR: 0.10  
Year built: 1959  
Land assessed value: \$206,200  
Building assessed value: \$94,800  
Total assessed value: \$301,000

**Parcel 6 - Groth Music**

Zoning: B-2  
Guide plan: General Business  
Lot size: 90,200 sq. ft.  
Building area: 21,125 sq. ft.  
FAR: 0.23  
Year built: 1959  
Land assessed value: \$1,172,600  
Building assessed value: \$236,800  
Total assessed value: \$1,409,400

**Parcel 10 - Laundromat**

Zoning: B-2  
Guide plan: General Business  
Lot size: 10,966 sq. ft.  
Building area: 2,240 sq. ft.  
FAR: 0.20  
Year built: 2009  
Land assessed value: \$142,600  
Building assessed value: \$227,400  
Total assessed value: \$370,000

**Parcel 3 - Metro PCS**

Zoning: B-2  
Guide plan: General Business  
Lot size: 22,918 sq. ft.  
Building area: 3,444 sq. ft.  
FAR: 0.15  
Year built: 1967  
Land assessed value: \$297,900  
Building assessed value: \$69,100  
Total assessed value: \$367,000

**Parcel 7 - RJ's Auto Repair**

Zoning: B-2  
Guide plan: General Business  
Lot size: 19,913 sq. ft.  
Building area: 1,218 sq. ft.  
FAR: 0.06  
Year built: 1956  
Land assessed value: \$258,900  
Building assessed value: \$82,100  
Total assessed value: \$341,000

**Parcel 11 - Multi-tenant Retail**

Zoning: B-2  
Guide plan: General Business  
Lot size: 9,955 sq. ft.  
Building area: 3,809 sq. ft.  
FAR: 0.38  
Year built: 1955  
Land assessed value: \$129,400  
Building assessed value: \$181,100  
Total assessed value: \$310,500

**Parcel 4 - McDonalds Parking Lot**

Zoning: B-2  
Guide plan: General Business  
Lot size: 64,951 sq. ft.  
Building area: 0 sq. ft.  
FAR: 0.00  
Year built:  
Land assessed value: \$876,800  
Building assessed value: \$0  
Total assessed value: \$876,800

**Parcel 8 - Budget Exteriors**

Zoning: B-2  
Guide plan: General Business  
Lot size: 34,514 sq. ft.  
Building area: 6,984 sq. ft.  
FAR: 0.20  
Year built: 1960  
Land assessed value: \$448,700  
Building assessed value: \$195,800  
Total assessed value: \$644,500

**Parcel 12 - Holiday**

Zoning: B-2  
Guide plan: General Business  
Lot size: 24,458 sq. ft.  
Building area: 4,120 sq. ft.  
FAR: 0.17  
Year built: 1959  
Land assessed value: \$391,300  
Building assessed value: \$594,700  
Total assessed value: \$986,000

N  
Source:  
City of Bloomington  
February 2016



# 90th Street & Penn Avenue

Total area: 603,870 sq. ft.  
Total FAR: 0.25  
Total assessed land value: \$7,041,800  
Total assessed building value: \$6,502,000  
Total assessed value: \$13,543,800

## Parcel 1 - Penn Crest Offices

Zoning: B-1  
Guide plan: Office  
Lot size: 51,062 sq. ft.  
Building area: 24,159 sq. ft.  
FAR: 0.47  
Year built: 1970  
Land assessed value: \$633,900  
Building assessed value: \$1,274,700  
Total assessed value: \$1,908,600

## Parcel 2 - Amber Leaf Dental

Zoning: B-2  
Guide plan: Office  
Lot size: 27,892 sq. ft.  
Building area: 5,593 sq. ft.  
FAR: 0.20  
Year built: 1959  
Land assessed value: \$372,600  
Building assessed value: \$381,700  
Total assessed value: \$754,300

## Parcel 3 - Holiday

Zoning: B-2  
Guide plan: General Business  
Lot size: 33,704 sq. ft.  
Building area: 3,676 sq. ft.  
FAR: 0.11  
Year built: 1996  
Land assessed value: \$455,000  
Building assessed value: \$445,000  
Total assessed value: \$900,000

## Parcel 4 - BP

Zoning: B-2  
Guide plan: General Business  
Lot size: 42,215 sq. ft.  
Building area: 1,829 sq. ft.  
FAR: 0.04  
Year built: 1990  
Land assessed value: \$612,100  
Building assessed value: \$162,900  
Total assessed value: \$775,000

## Parcel 5 - Gyropolis

Zoning: B-4  
Guide plan: General Business  
Lot size: 13,304 sq. ft.  
Building area: 1,352 sq. ft.  
FAR: 0.10  
Year built: 1976  
Land assessed value: \$166,300  
Building assessed value: \$257,400  
Total assessed value: \$423,700

## Parcel 6 - Former Premium Stop

Zoning: B-4  
Guide plan: General Business  
Lot size: 18,759 sq. ft.  
Building area: 1,141 sq. ft.  
FAR: 0.06  
Year built: 1959  
Land assessed value: \$234,500  
Building assessed value: \$6,200  
Total assessed value: \$240,700

## Parcel 7 - Burger King/CSL Plasma

Zoning: B-4 (PD)  
Guide plan: General Business  
Lot size: 136,039 sq. ft.  
Building area: 21,259 sq. ft.  
FAR: 0.16  
Year built: 1959  
Land assessed value: \$1,496,400  
Building assessed value: \$1,266,600  
Total assessed value: \$2,763,000

## Parcel 8 - Franklin Building

Zoning: B-4  
Guide plan: General Business  
Lot size: 11,828 sq. ft.  
Building area: 5,468 sq. ft.  
FAR: 0.46  
Year built: 1965  
Land assessed value: \$171,500  
Building assessed value: \$151,500  
Total assessed value: \$323,000

## Parcel 9 - Animal Hospital/Retail

Zoning: B-4  
Guide plan: General Business  
Lot size: 15,494 sq. ft.  
Building area: 8,646 sq. ft.  
FAR: 0.56  
Year built: 1967  
Land assessed value: \$193,700  
Building assessed value: \$189,300  
Total assessed value: \$383,000

## Parcel 10 -Mhiripiri Gallery

Zoning: B-4  
Guide plan: General Business  
Lot size: 11,566 sq. ft.  
Building area: 5,000 sq. ft.  
FAR: 0.43  
Year built: 1955  
Land assessed value: \$144,600  
Building assessed value: \$221,400  
Total assessed value: \$366,000

## Parcel 11 - Bucks & Retail

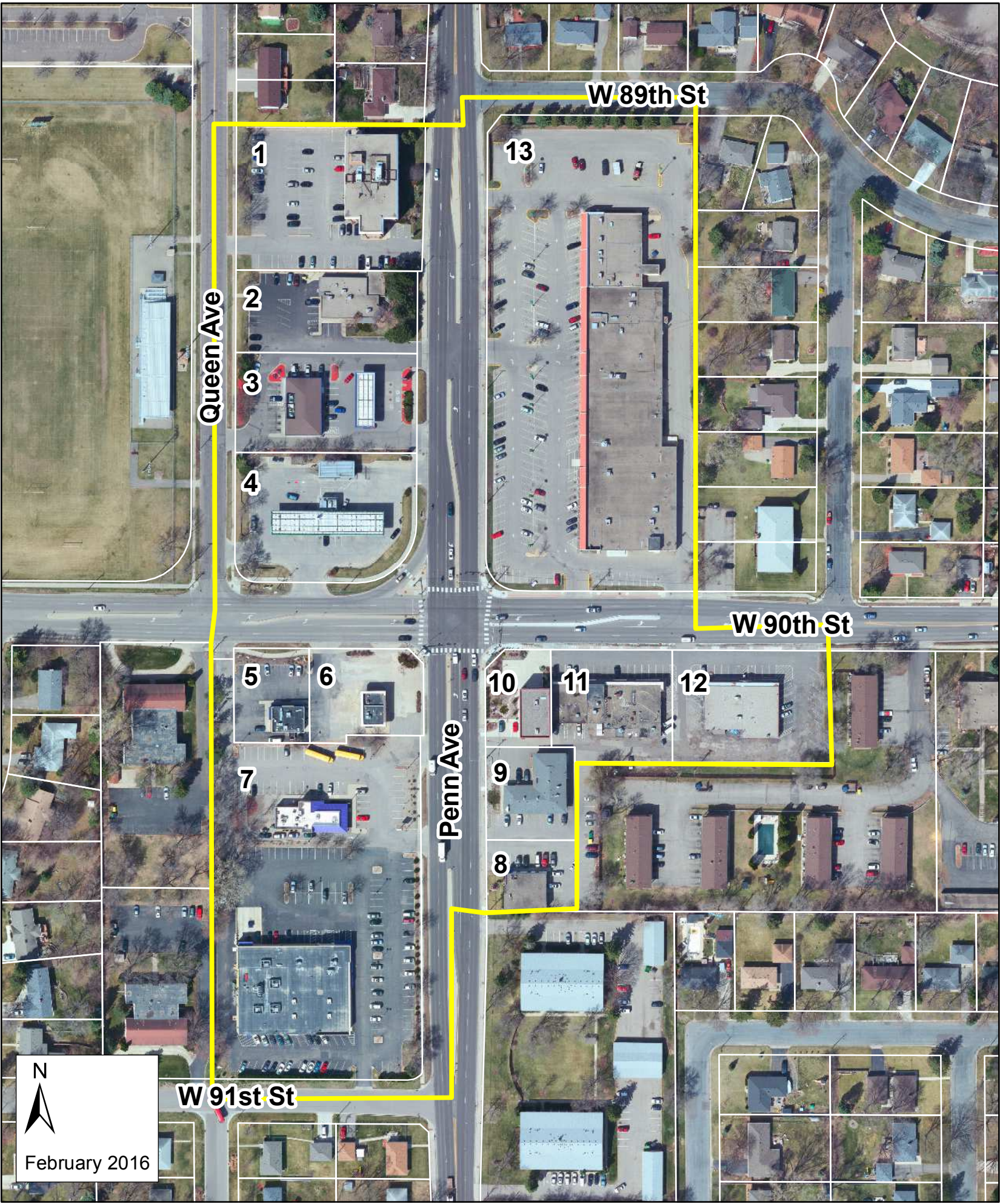
Zoning: B-4  
Guide plan: General Business  
Lot size: 24,683 sq. ft.  
Building area: 9,672 sq. ft.  
FAR: 0.39  
Year built: 1948  
Land assessed value: \$308,500  
Building assessed value: \$331,500  
Total assessed value: \$640,000

## Parcel 12 - True Value

Zoning: B-4  
Guide plan: General Business  
Lot size: 32,936 sq. ft.  
Building area: 6,600 sq. ft.  
FAR: 0.20  
Year built: 1961  
Land assessed value: \$411,700  
Building assessed value: \$154,800  
Total assessed value: \$566,500

## Parcel 13 - Penn Lake Center

Zoning: B-4  
Guide plan: General Business  
Lot size: 184,388 sq. ft.  
Building area: 56,048 sq. ft.  
FAR: 0.30  
Year built: 1959  
Land assessed value: \$1,841,000  
Building assessed value: \$1,659,000  
Total assessed value: \$3,500,000





# Central Lyndale

Total area: 968,926 sq. ft.  
Total FAR: 0.24  
Total assessed land value: \$14,593,700  
Total assessed building value: \$10,668,400  
Total assessed value: \$25,262,100

## Parcel 1 - The Tile Shop

Zoning: B-2 (PD)  
Guide plan: Community Commercial  
Lot size: 38,381 sq. ft.  
Building area: 14,984 sq. ft.  
FAR: 0.39  
Year built: 1967  
Land assessed value: \$614,100  
Building assessed value: \$625,200  
Total assessed value: \$1,239,300

## Parcel 2 - Bloomington Shoppes

Zoning: B-2 (PD)  
Guide plan: Community Commercial  
Lot size: 184,776 sq. ft.  
Building area: 42,314 sq. ft.  
FAR: 0.23  
Year built: 1985  
Land assessed value: \$2,956,400  
Building assessed value: \$1,643,600  
Total assessed value: \$4,600,000

## Parcel 3 - Super America

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 49,705 sq. ft.  
Building area: 3,583 sq. ft.  
FAR: 0.07  
Year built: 1988  
Land assessed value: \$795,300  
Building assessed value: \$515,100  
Total assessed value: \$1,310,400

## Parcel 4 - Rapid Oil Change

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 13,085 sq. ft.  
Building area: 3,288 sq. ft.  
FAR: 0.25  
Year built: 1988  
Land assessed value: \$183,200  
Building assessed value: \$250,000  
Total assessed value: \$433,200

## Parcel 5 - Car X Auto Shop

Zoning: B-2  
Guide plan: General Business  
Lot size: 32,884 sq. ft.  
Building area: 5,170 sq. ft.  
FAR: 0.16  
Year built: 1976  
Land assessed value: \$460,400  
Building assessed value: \$281,700  
Total assessed value: \$742,100

## Parcel 6 - Pawn/Payday America

Zoning: B-2  
Guide plan: General Business  
Lot size: 34,192 sq. ft.  
Building area: 8,000 sq. ft.  
FAR: 0.23  
Year built: 1979  
Land assessed value: \$547,100  
Building assessed value: \$352,900  
Total assessed value: \$900,000

## Parcel 7 - Kimson Restaurant

Zoning: B-2  
Guide plan: Community Commercial  
Lot size: 49,019 sq. ft.  
Building area: 2,822 sq. ft.  
FAR: 0.06  
Year built: 1985  
Land assessed value: \$686,300  
Building assessed value: \$68,700  
Total assessed value: \$755,000

## Parcel 8 - NAPA

Zoning: B-2  
Guide plan: General Business  
Lot size: 31,212 sq. ft.  
Building area: 9,043 sq. ft.  
FAR: 0.29  
Year built: 1951  
Land assessed value: \$499,400  
Building assessed value: \$422,400  
Total assessed value: \$921,800

## Parcel 9 - Insurance Office

Zoning: B-2  
Guide plan: General Business  
Lot size: 31,212 sq. ft.  
Building area: 2,101 sq. ft.  
FAR: 0.07  
Year built: 1970  
Land assessed value: \$437,000  
Building assessed value: \$38,400  
Total assessed value: \$475,400

## Parcel 10 - Lyndale Marketplace

Zoning: B-2  
Guide plan: General Business  
Lot size: 31,149 sq. ft.  
Building area: 5,945 sq. ft.  
FAR: 0.19  
Year built: Under construction 2015  
Land assessed value: \$311,500  
Building assessed value: \$113,500  
Total assessed value: \$425,000

## Parcel 11 - Lyndale Plaza

Zoning: B-2  
Guide plan: General Business  
Lot size: 101,300 sq. ft.  
Building area: 22,590 sq. ft.  
FAR: 0.22  
Year built: 1978  
Land assessed value: \$1,418,200  
Building assessed value: \$531,800  
Total assessed value: \$1,950,000

## Parcel 12 - Auto Plus

Zoning: B-2  
Guide plan: General Business  
Lot size: 46,612 sq. ft.  
Building area: 18,036 sq. ft.  
FAR: 0.39  
Year built: 1977  
Land assessed value: \$745,800  
Building assessed value: \$722,500  
Total assessed value: \$1,468,300

## Parcel 13 - Luna Diluna

Zoning: B-2  
Guide plan: General Business  
Lot size: 24,728 sq. ft.  
Building area: 1,545 sq. ft.  
FAR: 0.06  
Year built: 1974  
Land assessed value: \$222,600  
Building assessed value: \$1,000 - partial  
Total assessed value: \$223,600

## Parcel 14 - Veterinary Clinic

Zoning: B-2  
Guide plan: General Business  
Lot size: 52,697 sq. ft.  
Building area: 8,858 sq. ft.  
FAR: 0.17  
Year built: 1969  
Land assessed value: \$737,800  
Building assessed value: \$393,200  
Total assessed value: \$1,131,000

## Parcel 15 - CVS Pharmacy

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 68,673 sq. ft.  
Building area: 15,493 sq. ft.  
FAR: 0.23  
Year built: 2011  
Land assessed value: \$1,373,500  
Building assessed value: \$3,001,500  
Total assessed value: \$4,375,000

## Parcel 16 - Great Bear Auto

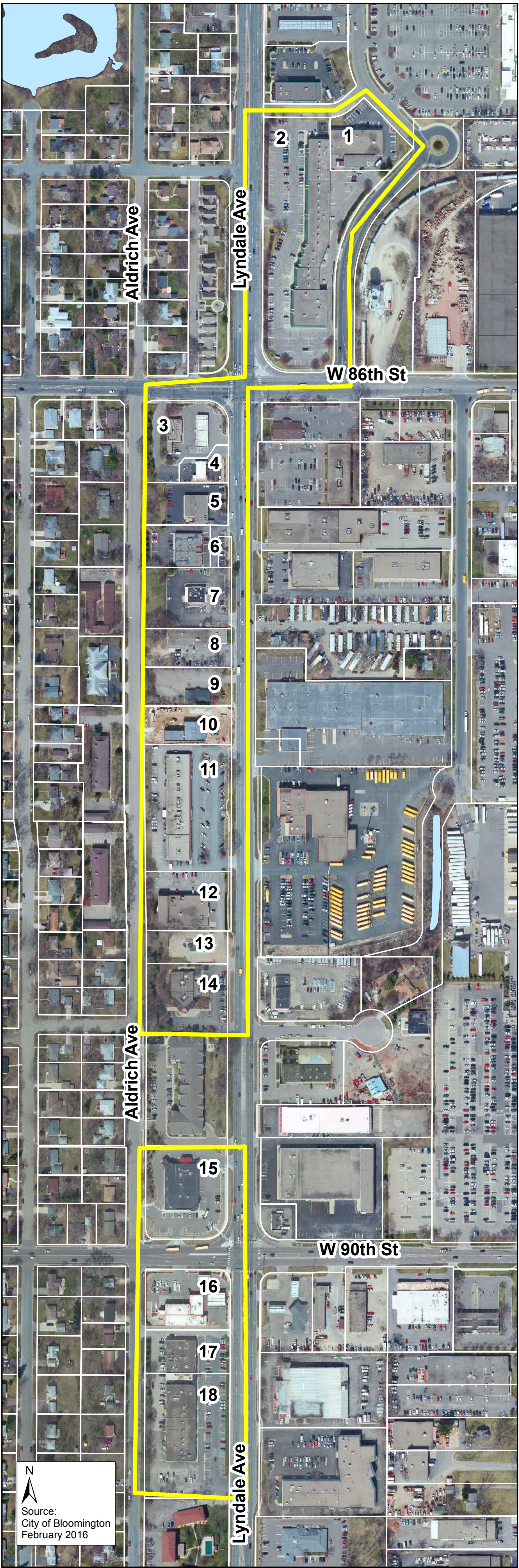
Zoning: B-2  
Guide plan: General Business  
Lot size: 47,418 sq. ft.  
Building area: 10,060 sq. ft.  
FAR: 0.21  
Year built: 1967  
Land assessed value: \$758,700  
Building assessed value: \$753,300  
Total assessed value: \$1,512,000

## Parcel 17 - Great Bear Shopping

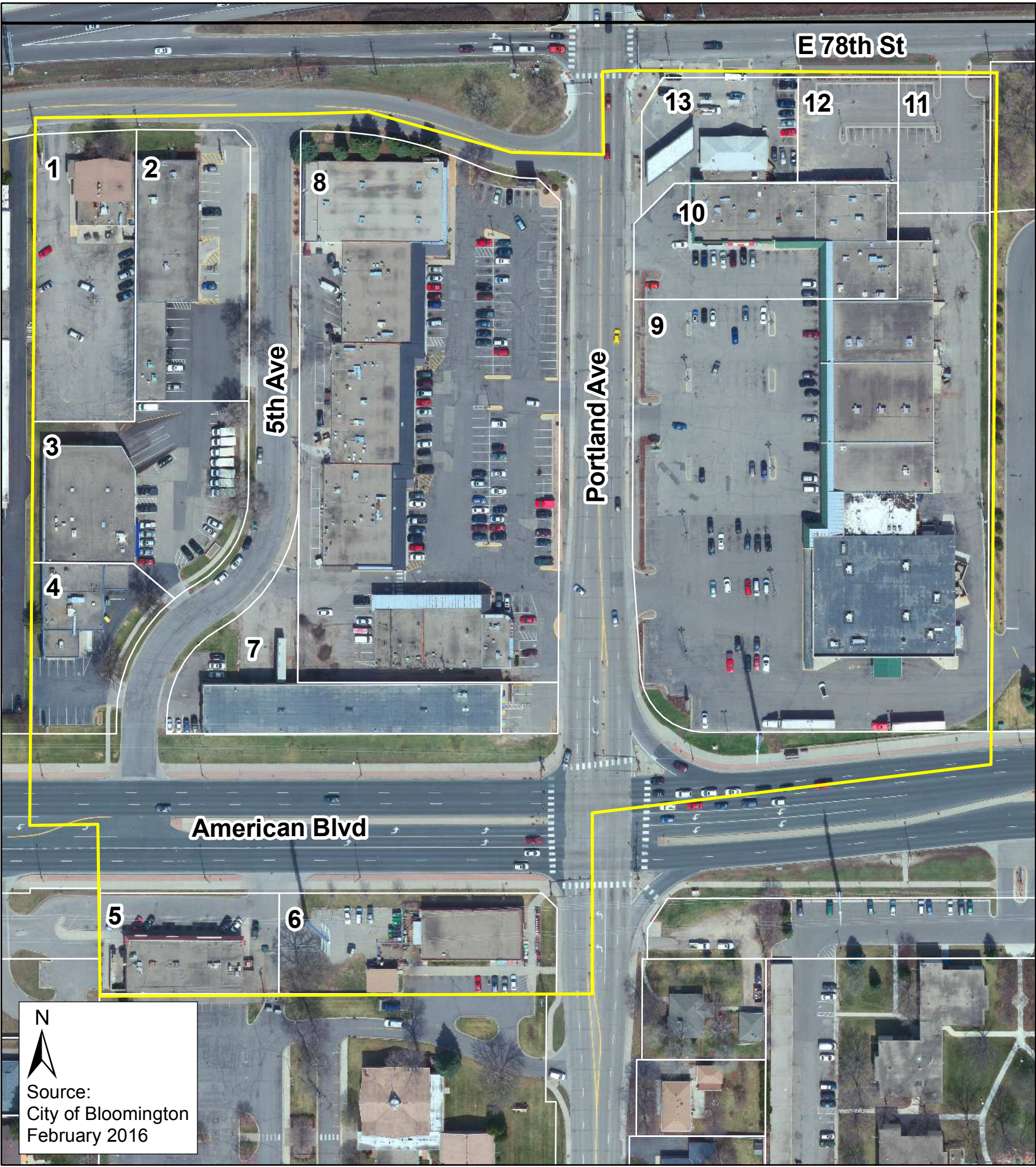
Zoning: B-2  
Guide plan: General Business  
Lot size: 33,948 sq. ft.  
Building area: 18,080 sq. ft.  
FAR: 0.53  
Year built: 1968  
Land assessed value: \$475,400  
Building assessed value: \$364,600  
Total assessed value: \$840,000

## Parcel 18 - Great Bear Shopping

Zoning: B-2  
Guide plan: General Business  
Lot size: 97,935 sq. ft.  
Building area: 42,232 sq. ft.  
FAR: 0.43  
Year built: 1968  
Land assessed value: \$1,371,000  
Building assessed value: \$589,000  
Total assessed value: \$1,960,000







# American Blvd & Portland Ave

Total area: 545,771 sq. ft.  
Total FAR: 0.29  
Total assessed land value: \$8,761,700  
Total assessed building value: \$5,846,600  
Total assessed value: \$14,608,300

**Parcel 1 - 1st Wok**

Zoning: B-2  
Guide plan: General Business  
Lot size: 28,814 sq. ft.  
Building area: 2,943 sq. ft.  
FAR: 0.10  
Year built: 1968  
Land assessed value: \$461,000  
Building assessed value: \$48,500  
Total assessed value: \$509,500

**Parcel 6 - Johnson Hardware**

Zoning: B-2  
Guide plan: General Business  
Lot size: 27,414 sq. ft.  
Building area: 5,776 sq. ft.  
FAR: 0.21  
Year built: 1949  
Land assessed value: \$397,500  
Building assessed value: \$158,800  
Total assessed value: \$556,300

**Parcel 13 - BP**

Zoning: B-2  
Guide plan: General Business  
Lot size: 16,470 sq. ft.  
Building area: 2,522 sq. ft.  
FAR: 0.15  
Year built: 1954  
Land assessed value: \$280,000  
Building assessed value: \$207,100  
Total assessed value: \$487,100

**Parcel 2 - Eriks Bikes**

Zoning: B-2  
Guide plan: General Business  
Lot size: 30,392 sq. ft.  
Building area: 11,187 sq. ft.  
FAR: 0.37  
Year built: 1953  
Land assessed value: \$486,300  
Building assessed value: \$457,300  
Total assessed value: \$943,600

**Parcel 7 - Totally Kids**

Zoning: B-2  
Guide plan: General Business  
Lot size: 28,287 sq. ft.  
Building area: 15,000 sq. ft.  
FAR: 0.53  
Year built: 1956  
Land assessed value: \$367,700  
Building assessed value: \$332,300  
Total assessed value: \$700,000

**Parcels 3 & 4 - Denny's Bakery**

Zoning: B-2  
Guide plan: General Business  
Lot size: 51,087 sq. ft.  
Building area: 15,250 sq. ft.  
FAR: 0.30  
Year built: 1979  
Land assessed value: \$664,100  
Building assessed value: \$437,300  
Total assessed value: \$1,101,400

**Parcel 8 - Town & Country**

Zoning: B-2  
Guide plan: General Business  
Lot size: 133,963 sq. ft.  
Building area: 43,244 sq. ft.  
FAR: 0.32  
Year built: 1951  
Land assessed value: \$2,277,400  
Building assessed value: \$1,972,600  
Total assessed value: \$4,250,000

**Parcel 5 - Super USA & Dominos**

Zoning: B-2  
Guide plan: General Business  
Lot size: 17,789 sq. ft.  
Building area: 5,750 sq. ft.  
FAR: 0.32  
Year built: 1972  
Land assessed value: \$231,300  
Building assessed value: \$129,100  
Total assessed value: \$360,400

**Parcels 9, 10, 11, & 12 - Village Square**

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 211,555 sq. ft.  
Building area: 56,696 sq. ft.  
FAR: 0.27  
Year built: 1957  
Land assessed value: \$3,596,400  
Building assessed value: \$2,103,600  
Total assessed value: \$5,700,000

N  
Source:  
City of Bloomington  
February 2016



# Countryside Center

Total area: 353,223 sq. ft.  
Total FAR: 0.13  
Total assessed land value: \$3,525,000  
Total assessed building value: \$2,164,900  
Total assessed value: \$5,689,900

## Parcel 1 & 2 - Countryside Center

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 165,191 sq. ft.  
Building area: 25,344 sq. ft.  
FAR: 0.15  
Year built: 1983  
Land assessed value: \$1,734,500  
Building assessed value: \$527,500  
Total assessed value: \$2,262,000

## Parcel 5 - Animal Hospital

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 71,091 sq. ft.  
Building area: 10,419 sq. ft.  
FAR: 0.15  
Year built: 2002  
Land assessed value: \$639,800  
Building assessed value: \$920,200  
Total assessed value: \$1,560,000

## Parcel 3 - C-Store

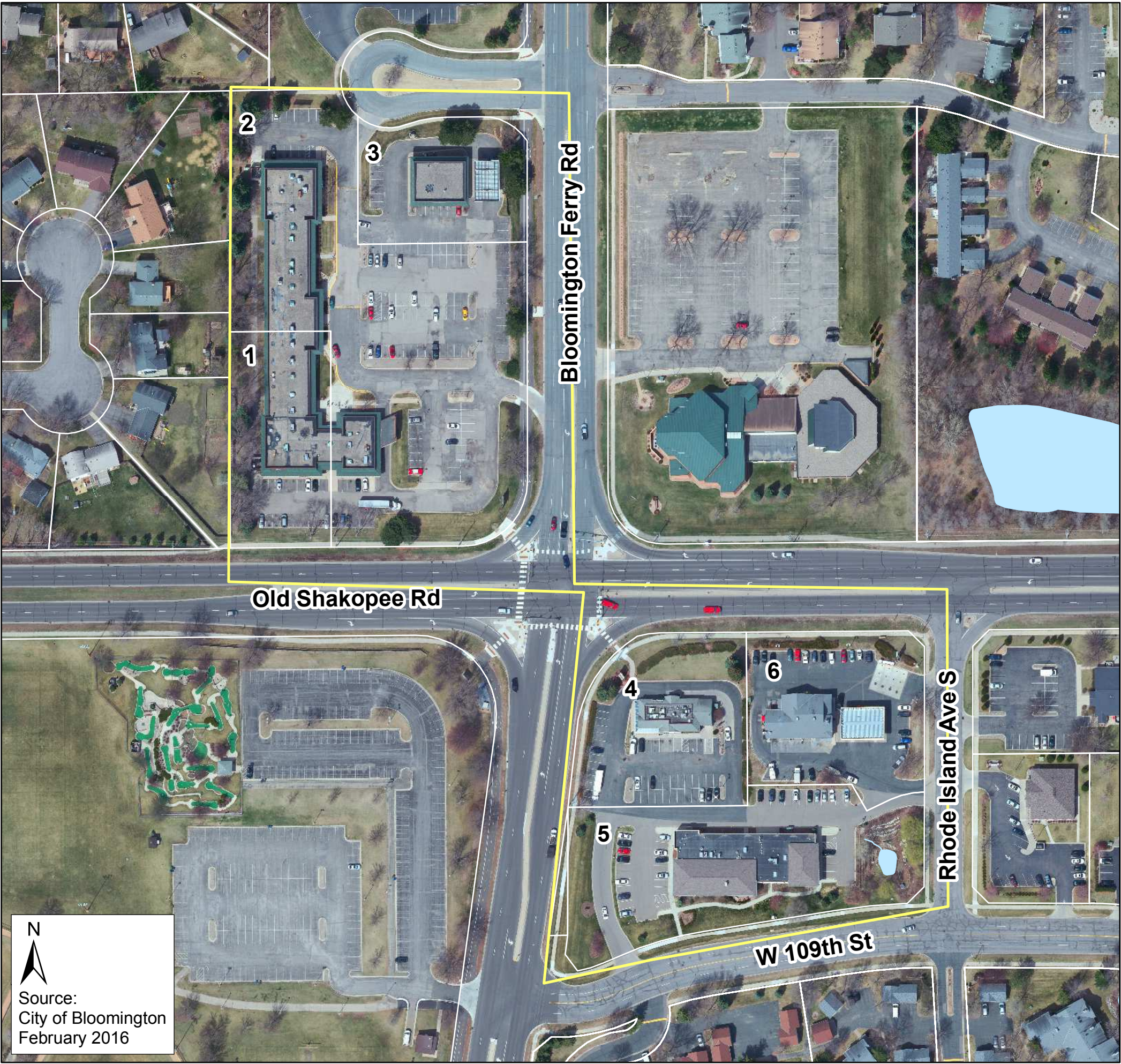
Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 30,848 sq. ft.  
Building area: 3,200 sq. ft.  
FAR: 0.10  
Year built: 1983  
Land assessed value: \$246,700  
Building assessed value: \$43,300  
Total assessed value: \$290,000

## Parcel 6 - Shell Gas

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 43,294 sq. ft.  
Building area: 4,409 sq. ft.  
FAR: 0.10  
Year built: 1983  
Land assessed value: \$454,600  
Building assessed value: \$385,400  
Total assessed value: \$840,000

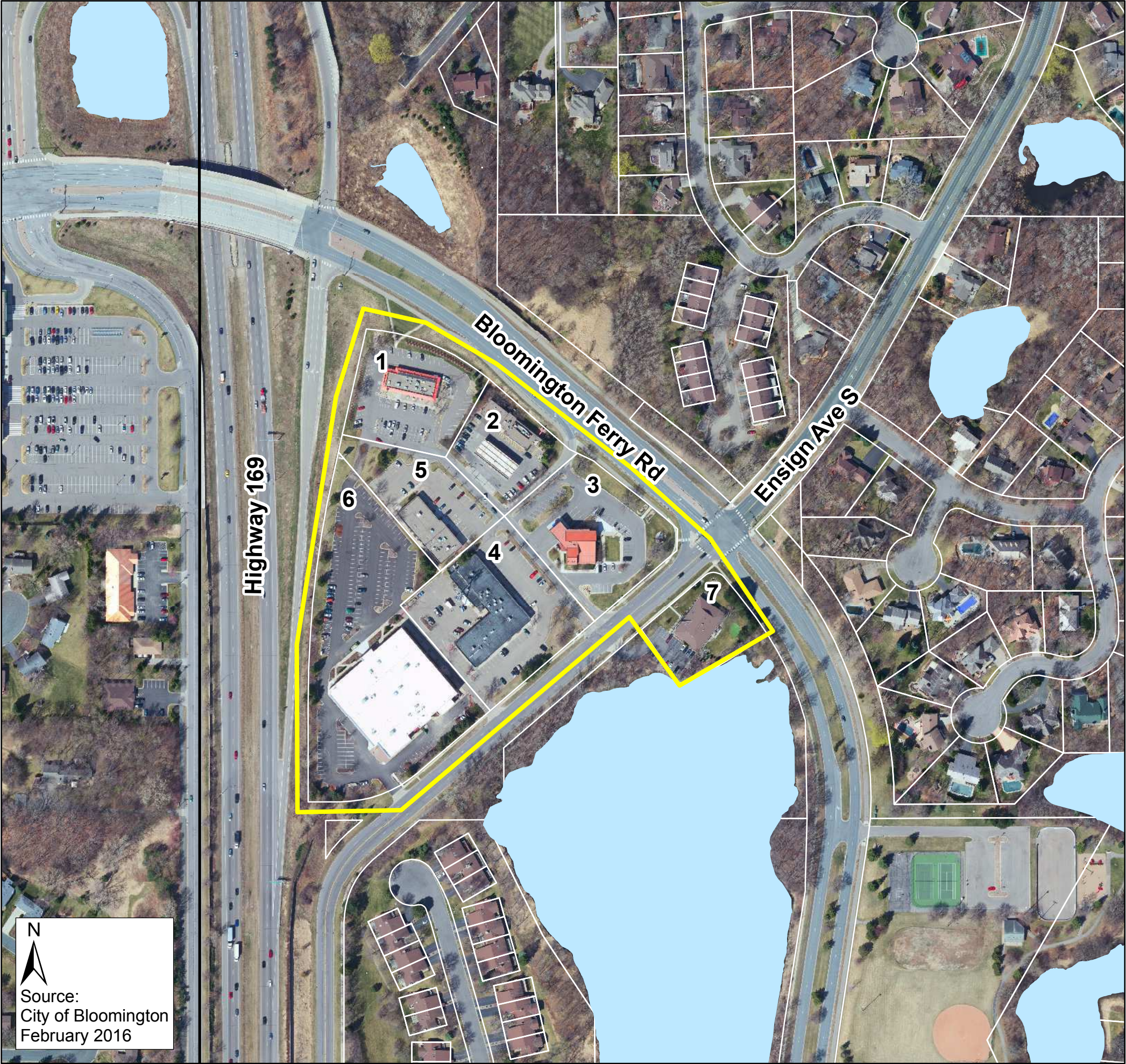
## Parcel 4 - Burger King

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 42,799 sq. ft.  
Building area: 3,659 sq. ft.  
FAR: 0.09  
Year built: 1988  
Land assessed value: \$449,400  
Building assessed value: \$288,500  
Total assessed value: \$737,900



Source:  
City of Bloomington  
February 2016





# Amsden Ridge

Total Area: 523,008 sq. ft.  
Total FAR: 0.18  
Total assessed land value: \$6,030,900  
Total assessed building value: \$2,163,000  
Total assessed value: \$8,193,900

## Parcel 1 - McDonalds

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 58,824 sq. ft.  
Building area: 4,998 sq. ft.  
FAR: 0.08  
Year built: 1982  
Land assessed value: \$705,900  
Building assessed value: \$196,100  
Total assessed value: \$902,000

## Parcel 5 - Amsden Ridge Center

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 49,371 sq. ft.  
Building area: 8,887 sq. ft.  
FAR: 0.18  
Year built: 1986  
Land assessed value: \$592,500  
Building assessed value: \$257,500  
Total assessed value: \$850,000

## Parcel 2 - SuperAmerica

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 42,418 sq. ft.  
Building area: 4,631 sq. ft.  
FAR: 0.11  
Year built: 1987  
Land assessed value: \$509,000  
Building assessed value: \$580,000  
Total assessed value: \$1,089,000

## Parcel 6 - Benchmark Learning

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 173,547 sq. ft.  
Building area: 36,808 sq. ft.  
FAR: 0.21  
Year built: 1986  
Land assessed value: \$1,561,900  
Building assessed value: \$103,100  
Total assessed value: \$1,665,000

## Parcel 3 - BMO Harris Bank

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 72,960 sq. ft.  
Building area: 8,419 sq. ft.  
FAR: 0.12  
Year built: 1981  
Land assessed value: \$875,500  
Building assessed value: \$132,700  
Total assessed value: \$1,008,200

## Parcel 7 - Law Offices

Zoning: B-1 (PD)  
Guide plan: Office  
Lot size: 36,788 sq. ft.  
Building area: 6,000 sq. ft.  
FAR: 0.16  
Year built: 1981  
Land assessed value: \$441,500  
Building assessed value: \$287,800  
Total assessed value: \$729,300

## Parcel 4 - Amsden Ridge Center

Zoning: B-2 (PD)  
Guide plan: General Business  
Lot size: 89,100 sq. ft.  
Building area: 22,331 sq. ft.  
FAR: 0.25  
Year built: 1981  
Land assessed value: \$1,344,600  
Building assessed value: \$605,800  
Total assessed value: \$1,950,400

N  
Source:  
City of Bloomington  
February 2016



M/Lewis, S/Coulter recommending approval of the 2016 meeting schedule. Motion carried, 5-0.

**4.3 Designation of Official Newspaper**

The Bloomington Sun Current is the official newspaper for the HRA.

M/Carlson, S/Lewis designating the Bloomington Sun Current as the official HRA newspaper for 2016. Motion carried, 5-0.

**4.4 Approval of Resolutions Designating Official Depositories and Investment Brokers**

The current depositories for the HRA are BMO Harris Bank and PMA Financial Network, Inc. Investment brokers are FTN Financial, Great Pacific Securities, Northland Securities, RBC Capital Markets, LLC, Stifel Nicolaus & Co., Vining Sparks IBG, Wells Fargo Institutional Brokerage and Sales and US Bank.

M/Fossum, S/Carlson recommending approval of the resolutions designating the official depositories and investment brokers for the HRA for 2016. Motion carried, 5-0.

**5 New Business**

**5.1 Approval of 2016-2017 CDBG Budget and Action Plan/Application**

Hartman explained that the fiscal year for the Community Development Block Grant (CDBG) program runs from July 1 through June 30. The activities to be funded for the coming program year are single-family rehab loans, lead paint abatement, the Senior Community Services H.O.M.E. chore and housekeeping service for seniors and Fair Housing activities and administration. A new activity is funding the West Hennepin Affordable Housing Land Trust (WHAHLT), who will assist two households in purchasing homes in Bloomington. The grant amount for 2016-17 is \$426,825, an increase of \$11,191 from the previous year. Hartman explained the budget is determined by a HUD formula and the overall budget authority received from Congress.

He noted that the City is the grantee for the CDBG funds, receiving them through a formula from HUD (through a consortium of subgrantees through Hennepin County), and the HRA has a contract with the City to budget and administer the funds. The plans and application are submitted electronically.

Deb Taylor and Jon Burkhow from Senior Community Services were present to provide an overview regarding the H.O.M.E program.

M/Coulter, S/Lewis to approve the CDBG Budget and Action Plan and forward to City Council for approval and submission to HUD. Motion carried, 5-0.

**5.2 Neighborhood Commercial Centers – Planning and Discussion**

City of Bloomington Planning Director Glen Markegard provided a presentation concerning the eligibility, prioritization, and selection of Bloomington neighborhood commercial centers for renovation and redevelopment. Markegard discussed criteria, weighting factors, and process, and the HRA Board provided input throughout the presentation. Markegard stated this information would be presented to the Planning Commission and City Council for comment, with recommendations coming back to the HRA Board for approval in 4-6 months.

**6 Adjournment**

M/Lewis, S/Fossum to adjourn the meeting. Motion carried, 5-0. The meeting adjourned at 8:03 p.m.

**ITEM 2**  
6:10 p.m.

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<b>APPLICANT:</b>	City of Bloomington (study item)
<b>REQUEST:</b>	Discuss the Neighborhood Commercial Centers Study

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**DISCUSSION:**

Markegard presented the following on the Neighborhood Commercial Centers Study:

- Purpose
  - o To assist the HRA and City to prioritize the neighborhood commercial centers for reinvestment and/or redevelopment.
- Schedule
  - o March 8 – HRA study meeting
  - o April 7 – PC study meeting
  - o April 11 – CC study meeting
  - o April to May – Staff analysis
  - o June or July – present findings to HRA, PC and CC
- Last effort
  - o The City’s last effort at evaluating commercial areas was completed at least 15 years ago and was known as the “String of Pearls”
    - This study has a similar purpose, namely to update redevelopment prioritization.
  - o The fifteen String of Pearls areas were grouped into three priorities (A, B and C). Group A included the areas at France and Old Shakopee Road, Oxboro Center near 98<sup>th</sup> and Lyndale, 84<sup>th</sup> and Lyndale, Airport South now known as South Loop, and Penn Avenue from 98<sup>th</sup> to Old Shakopee Road. Significant redevelopment progress has occurred on all of the areas within Group A and the Southtown Area (now known as the Penn American District) within Group C.
- Neighborhood Commercial Areas
  - o 19 neighborhood commercial centers, with retail focus, were identified within Bloomington.
  - o To narrow the list of commercial centers, the following filters were applied:
    - Majority of the area is zoned commercial
    - Areas encompass over 5 acres
    - Exclude areas with regional land uses
    - Exclude the areas within district plans – they are already priorities and will continue to be and have been recipients of development
    - Exclude areas with recent HRA investment as they have already been prioritized
  - o With those filters, nine neighborhood commercial centers remain as candidates. They include: Amsden Ridge, Countryside, Normandale Village, 90<sup>th</sup> Street and Penn, Central Lyndale Avenue from north of 86<sup>th</sup> Street to south of 90<sup>th</sup> Street, Nicollet Avenue and American Boulevard, Nicollet Avenue and Old Shakopee Road, Portland Avenue and American Blvd, Old Cedar Avenue and Old Shakopee Road.
- Reaction: do you agree with the candidate areas? Any additional criteria?
  - o Willette commented on recent redevelopment at 90<sup>th</sup> Street and Penn Avenue as well as Portland Avenue and American Blvd.

- Batterson asked if there is a plan for the retail area at 84<sup>th</sup> Street and Normandale Blvd. Markegard said there is no redevelopment plan at this time. It was filtered out from the study as it is within the Normandale Lake District which is already prioritized.
- Spiess noted the commercial centers candidates cover the entire city. East Bloomington has a diverse community who travel by foot or use the bus. She thinks the commercial centers should reflect the transportation demand in East Bloomington and would like the study to use equity-based criteria.
- Fischer stated the filter narrowed down a good list of candidate areas that need improvement and could benefit from reinvestment.
- Goodrum asked about the recent improvements at Portland Avenue and American Blvd. Is there a benefit or incentive for those centers already improving? Grout said, in the past, they have spent five years intensively analyzing one area and focusing on redevelopment. An alternative to more significant redevelopment would be to provide financial incentives for centers to improve the site. Many commercial centers are aging but still viable.
- Nordstrom noted the importance of the center's proximity to Interstate 494. How do people access the commercial centers? Most neighborhood commercial centers near Interstate 494 are not easily accessed by foot. Most centers are accessed by car. Spiess noted the area at Portland Avenue and American Blvd is heavily used by foot. Grout agreed and said some of the foot traffic is from Richfield.
- Batterson would like to look at 90<sup>th</sup> Street and Penn Avenue and Portland and American Blvd as an example. They could provide a gateway to the City. He is less favorable for the other locations, especially Amsden Center because redevelopment of Highway 169 could impact the center. He said the center could fade into the background and would be difficult to come up with a viable option for redevelopment.

Markegard gave an overview of the draft scoring sheet for ranking. The factors are divided into three categories to assist in ranking the neighborhood commercial areas:

- Need – is there a need for redevelopment?
- Impact – what is the financial impact or “bang for your buck”?
- Challenges – what are the challenges among the centers?

Markegard explained that under each factor are multiple measurement criteria to analyze and score on a 0, 1, 2 scale. Each criterion is also weighted on a three-point scale based on significance. The higher the score means the higher the need and prioritization for reinvestment or redevelopment.

- Need
  - Spiess noted the ranking can be difficult especially if a challenge changes the ranking of the commercial center. Is it worth the staff time and energy to invest in redevelopment when there is an existing challenge? Markegard noted there are listed criteria under the Challenges category that would address that concern directly and discourage prioritization of high challenge areas. An advantage of this approach is the analysis treats every neighborhood commercial center equally. Grout said if an unforeseen challenge determines the outcome of the site, they can move to the next site for analysis.
  - Batterson suggested the Challenges criteria should be ranked first to filter out areas. Markegard said staff originally thought of a tiered ranking system that would filter some areas from further analysis; however, the HRA wanted all of the centers to be analyzed under all factors. Spiess stated the analysis is very subjective and many factors are variable. Markegard said the weighting system provides an opportunity for the struggling center to rise to the top.

- Nordstrom discussed the change of neighborhood commercial centers. In the past, the neighborhood commercial centers were dominated by grocery stores. Now, the small grocery stores have mostly disappeared and were replaced by much larger big box grocery stores. What kind of services could act as an anchor to the centers? Grout said the neighborhood commercial centers are all unique. It is important to find a private developer to come up with the market demand for a specific area. Markegard pointed out that some commercial centers could go to other types of land uses based on changing market demands such as high density residential. Grout stated senior housing could become an anchor for these centers.
- Nordstrom provided Kwik Trip as an example of differences in how consumers purchase food and what code may allow.
- Fischer asked if other communities are doing similar studies. Grout said many cities do a similar type ranking. Goodrum said the City of Burnsville studied their neighborhood commercial market. He also noted a market study could become an important component of this analysis. Grout agreed and a market demand analysis could be an important part of redevelopment planning, especially in later stages. Goodrum asked when the analysis goes to the property owners. Grout said the results go to the property owners once the ranking is complete and the City moves on to next steps such as coming up with programs and meeting with landowners.
- Fischer recommended the Impact category have a higher weight. If resources are being allocated to these centers, the neighborhood impact should have a greater significance.
- Batterson suggested the scoring should go through a test run first. Spiess would like to use the goals of the strategic plan to evaluate the criteria of the centers. She agreed the Impact criteria should be weighted higher based off the goals of the strategic plan.
- Visual quality – factors including landscaping, potholes, lighting and safety, dumpsters, loading docks, overhead utilities
  - Nordstrom suggested overhead utilities should be in the barriers criteria. Xcel Energy utility lines run through the City that is a serious barrier for development underneath those lines. Grout noted the transmission poles may be inevitable, though the smaller-scale neighborhood distribution lines could be buried so that it lessens the visual impact.
  - Goodrum asked how staff will conduct measurements of the centers. Markegard noted the measurement would vary by subject matter. Some of the criteria are a matter of data gathering while others require field visits and scoring. Schmidt stated two people would visit each site, analyze it and document the reasoning for their rank.
  - Batterson asked how the scoring works. Markegard said the higher the number, the higher the priority for redevelopment. For example, using one of the factors, if an area is consistently well-occupied then it would be a lower priority for redevelopment. Batterson said it might be better to allocate resources toward centers that are more occupied but need upgrades. Spiess agreed and noted each neighborhood center is very independent. How does the study tie in with equity? How do you tie in the goals and values of the City? Markegard said many of the proposed factors and the weighting of the factors tie in to City goals and to the issue of equity.
  - Nordstrom noted there are few doors into the City. How do you want to grab outside attention? He suggested adding “gateway status” as criteria. Spiess also recommended adding the usability of public transportation, sidewalks and bike trails.

- Nordstrom discussed the changing demographic trends. What is the goal? The gateways, transit and quality of life should tie in with the analysis.
- Obsolescence – factors include frequent vacancy, underutilization, age and neighborhood supportive retail mix
  - Batterson noted Nicollet Avenue and American Blvd is obsolete, whereas Portland Avenue and American Blvd is not obsolete. How do you measure obsolescence?
  - Goodrum asked about the difference between neighborhood supportive retail mix and key services. Markegard said key services would bring higher visibility. Some uses are less supportive but how do we analyze a use that is less neighborhood supportive? Grout said there is overlap between key services and Neighborhood Supportive Retail Mix. The idea is do people from a certain radius go to that key service?
  - Nordstrom said labeling and weighting could lead to results that are similar. Is it worth the exercise if the results of the study are similar?
- Nonconformity – factors include use, site, parking and setback non-conformities
  - Spiess agreed with the non-conformity criteria.
  - Fischer said parking is changing all the time.
  - Goodrum suggested less weight because of the many variables with non-conformity. Nordstrom said non-conformity may come up anyway as part of code enforcement and suggested deleting it altogether. Goodrum said a non-conformity criteria allows the commercial center to become code compliant.
- Values – factors including recent investment, assessed value, ratio of land value, value change over time, lease rates, property values
  - Spiess struggled with these criteria. What do low lease rates mean? She is sensitive to the changing demographic. Markegard noted the values criteria directly relate to equity. Grout stated the intent is to allow the center to fit in with the character of the neighborhood.
  - Goodrum liked the recent investment, ratio of land value and value change over time criteria. He did not favor the area median incomes criteria. Markegard said the intent of that measure is from an equity perspective and asked how much weight is appropriate?
  - Fischer did not want to penalize the centers who are making improvement efforts and suggested less weight on recent investment.
- Violations – factors including police calls and orders issued for code violations
  - Planning Commission was comfortable with the criteria.
- Visibility – factors including sphere of influence, traffic counts, provide key service
  - Batterson suggested a “gateway status” ranking in the visibility category with a high weight.
  - Nordstrom noted there are different types of traffic (commercial, truck traffic).
    - Connectivity – factors including robust sidewalk network, good bike/trail access, all day/every day transit service
    - Proximity to similar uses – factors including redundancy
    - Expansion opportunities – factors including affordable nearby land
- Challenges
  - Ownership – factors including complexity of ownership structure, multiple property owners
- Nordstrom said that willingness of the owner could be a barrier.
  - Barriers – factors including level of barriers (easements, utilities, flooding), viable for redevelopment (size), and feasibility
  - Market interest – factors including evidence of market interest
  - Goodrum asked for more information on market demand analysis.

Batterson reiterated the impact weight should be higher. It would be beneficial to do a test run with two centers. Markegard said because the scoring is comparative, it would be important to score all nine commercial centers together so that the scoring could be made relative to the entire group.

Next steps include a study session at City Council on April 11<sup>th</sup>, 2016.

**ITEM 3**  
7:44 p.m.

**APPLICANT:** City of Bloomington

**REQUEST:** Consider approval of draft Planning Commission meeting synopsis  
3/10/16

**ACTIONS OF THE COMMISSION:**

**M/Spiess, S/Willette:** I move to recommend approval of the draft Planning Commission meeting synopsis of 3/10/16.

Motion carried 5-0. Batterson absent.

The meeting adjourned at 7:44 p.m.

**Prepared By:** EO **Reviewed By:** GM, JS

**Approved By Planning Commission:** May 26, 2016



that we have not done in the most recent comp plans. Suggests that we do that. Further, recommend environmental commission to assist in that process.

Busse noted that it is not correct to compare the two commissions. Is comfortable with moving forward with both of these advisory commissions.

Baloga explained this as opportunity to bring it up one more time. We need to move that forward rather than backburner, or put it to bed rather than defer it.

Busse would like to see a work plan, accomplishments throughout the year, and there's a whole process involved in dedicating and appointing that is separate from this.

Mayor Winstead said it looks structured well, take in the comments and will come back and act upon it.

### 3.2 Neighborhood Commercial Study

Requested Action: Provide input on the neighborhood commercial center study.

Community Development Manager Glen Markegard discussed the neighborhood commercial redevelopment study via PowerPoint presentation. Reviewed the schedule. City has been through this prioritization effort at least one other time. "String of pearls" which were areas divided into tiers. This discussion will be on which areas should be considered candidates, and what criteria that should be considered in prioritization. Neighborhood commercial criteria factors were mentioned. Asked Council if they agree with the criteria used for narrowing the candidates as discussed via PowerPoint.

Mayor Winstead said the elimination was done because of participation happening, reviewed in other means. Through eliminations, it helps create a realistic list that includes those that can be agreed upon that are good to take a look at.

Carlson said nine nodes seem like a manageable list. There is good logic behind why certain areas were excluded and some were considered.

Abrams said that if we're trying to appeal to a more walkable neighborhood experience, we need to think about what the nodes can do for the future. A health indicator. Where there's more density.

Markegard suggested mapping for ranking the green areas that are left on the list.

Lowman asked if the nodes on more than five acres can be handled in another process so they'd don't fall through the cracks.

Mayor Winstead said they're not as stressed as what's been left and highlighted. They're not matured enough as the ones that are left to work on.

Oleson said in talking about redeveloping Portland and American Blvd, these are the areas that are predominantly the oldest. There is a large concentration of housing. If looking at dealing with adding support to neighborhoods, we are beginning to see younger families beginning walking on the street. Talking about building structures that should serve people for the next 30 years. Need to look at what aging is doing, what millennials are

looking for, and the demographics.

Markegard said tonight will include looking at comparative measures. Then over the next months, they'd score the areas and then would be brought back to tier them.

Baloga said he thought Bloomington was overshopped. There are more commercial neighborhood than what can be filled with what the neighborhood needs. How do we narrow that down to create a more vibrant area for the remainder, and put that under the redevelopment to the best and highest use wherever it's located. Should be looking forward, but it doesn't look like we're going too far ahead.

Markegard said one idea is as we redevelop these areas, it doesn't need to be all commercial after redevelopment. This is more about positively influencing the surrounding the neighborhoods, and may or may not be commercial.

Mayor Winstead said he thought it should be right-sizing the areas. It needs to be clear that this is our understanding.

City Manager Verbrugge mentioned the criteria and scoring. The factors for scoring, there's a heavier weight for frequent vacancy and underutilization. More distressed economic conditions for properties would get higher weighting. Asked Markegard if they want to elevate the underutilization or vacancy as more of a criteria than a scoring factors.

Baloga responded that he thought it would be criteria. Looks at the key factor as criteria that we need to repurpose these parcels for redevelopment.

Carlson added that the conversations leading up to this, was reinvestment versus redevelopment. Working within the means of what government can do, that's a term that was used over and over again. What resources from a government standpoint can we bring to this. Have that information coming forward this summer. There may be some low hanging fruit that might be better to select over one that ranks higher. It would be a stretch to say our recommendation is what's there is no longer worth keeping. Reinvestment was heard over and over again. Through that success, bringing some physical improvement along with some tenant changes. Create protocol for moving to the next ones, building momentum, and knowing that each will have a unique set of challenges.

Busse thinks we do have the right criteria.

Baloga did not agree. Said Bloomington has too much and we need to reduce the quantity to improve the quality. One of the things that the bank crisis has done in virtually all of these institutions, is they probably went through a restructure. That perpetuates that problem in the future. Until we address the quantity issue, progress will not be made with just encouraging reinvestment.

Mayor Winstead said we're talking about digging in to getting analytics done. Looks at it as a step in analyzing to figure out what is being identified what needs to get done.

Carlson added that you need to go through this process because if one of the recommendations is rezoning, that's the means of bringing the reduction to create the nonconformity to which further investment cannot be made, which would have to have it rebuilt.

Baloga said he's talking about the establishment of 2, 3, 4 vital zones.

Looking at how we can acquire some of these to help facilitate that. Suggested asking Council to select their top 2-4 sites, and thought they'd pretty much be in agreement.

Markegard said this may reveal something that doesn't jump out at you. When asked why you chose site X versus site Y, you can refer back to this process and discuss the criteria that led to the decisions.

Mayor Winstead said this will take a lot of agreement and participation from owners that may have more than one site on this list.

Markegard discussed three areas of comparison. Need, impact, and challenges. Explained the Word document for scoring each node. Asked for factors that they think are missing, or weights that are off.

Council discussed the Word document for selecting criteria. Markegard defined the thought process behind selecting the locations. Explained the categories, subcategories, impacts, overlaps, challenges, and barriers.

Baloga said utilization by immediate neighborhood is missing. What would the neighborhood be able to use and how will they be able to use it. Small restaurants, grocery stores. In commercial centers, we don't have a lot of those. We can get a lot of information and talk to developers. Developers want developable property. How can we take some of these parcels, and make them available. Going through scoring is a good exercise, but you have to have certain masses. There's more criteria that could be added here, but this is a start.

Council and Markegard discussed barriers, weighting certain barriers, and the need for justification as to why each site is given a certain weight. Suggested adding 'leveraging other investments' that may be connected to the area.

City Manager Verbrugge asked about including market viability because there may be potential uses that are serving the neighborhood. You may have issues with access to capital for financing, or narrow operating margins. To serve a certain market need, there may not be an effective business plan behind it. What it will take to keep it viable and subsidize it.

Discussed the selection process, site visits, discussions that will need to happen with Police, and that a team of two would need to be involved in each site visit. Touched on a couple different sites, acknowledging which should be kept on the list and which should be removed, and why. Discussed Amsden Ridge Center and agreed to leave it in and removing Normandale Village.

### ~~3.3 Hyland Greens Update~~

~~Requested Action: Provide direction on the vision for development of the eastern portion of Hyland Greens Golf and Learning Center site. Hyland Greens update provided by City Planner Liz Heyman and Community Services Director Diann Kirby.~~

~~Kirby Provided updates on the 2016 golf season at Hyland. Recapped the two recommendations that were made in February 2016. 1. Continue to operate as a golf facility. 2. Partially develop the east side of the property.~~

~~Recommendation 1 presented via PowerPoint – Continue to operate golf facility. RFP is now underway. Discussed the five components to the comprehensive analysis. Will be coming back in early fall with summary of consultant study and recommendations.~~

## UNAPPROVED MINUTES

**Housing and Redevelopment Authority  
in and for the City of Bloomington**  
1800 West Old Shakopee Road  
Bloomington, Minnesota 55431

Tuesday, July 12, 2016  
5:30 PM  
Dakota Conference Room

**1 Call to Order**

Chairman Thorson called the meeting to order at 5:31 p.m.

Present: Commissioners: Thorson, Carlson, Fossum  
Staff: Grout, Hartman, Lee, Markegard, Schmidt,  
Zimmerman

Absent: Commissioner Lewis

**5.1 Neighborhood  
Commercial Area Study  
Presentation**

Grout introduced Glen Markegard and Jason Schmidt from the City's Planning Division. He explained that they and other Planning and HRA staff have been conducting a study of neighborhood commercial areas and were in attendance at the meeting to present the results and determine future steps.

Markegard stated staff met with and received input from the HRA, Planning Commission and City Council in the spring and completed the study in June. The results will also be presented to the Planning Commission and City Council in August.

Schmidt explained the methodology and scoring process used to filter 21 potential neighborhood commercial areas down to eight possibilities for redevelopment or renovation. Staff did site visits to all eight commercial centers and scored each. Based on those scores, staff prioritized the sites into three tiers and came up with potential enhancement strategies. It was noted that seven of the eight areas would be amenable to a multi-family residential and/or mixed use presence.

Following presentation to the Planning Commission and City Council, the next step in the process would be to develop an action plan. That would involve reviewing HRA, City and outside financial resources; meeting with landowners; soliciting input from local developers, leasing agents, lenders and realtors; developing façade improvement ("facelift") incentives; seeking partners for redevelopment; talking with other communities about what they've done; and possibly seeking facilitation guidance from the Urban Land Institute.

The board members voiced their agreement with the scoring, priorities and strategies for moving forward with the process.



# PLANNING COMMISSION SYNOPSIS

Thursday, August 11, 2016

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**CALL TO ORDER**

Vice Chairperson Spiess called the Planning Commission meeting to order at 6:00 PM in the McLeod Conference Room of the Bloomington Civic Plaza.

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**COMMISSIONERS PRESENT:** Spiess, Batterson, Bennett, Goodrum, Solberg, Snyder, Swanson

**STAFF PRESENT:** Markegard, Grout, Pelinka, Schmidt, O'Day

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**ITEM 2**  
6:18 p.m.

**APPLICANT:** City of Bloomington

**REQUEST:** Neighborhood Commercial Study

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**DISCUSSION:**

Markegard presented a recap of the Neighborhood Commercial Centers Study and scoring criteria:

- Purpose
  - o Markegard stated the City Council's strategic priorities include "renewal of priority neighborhood commercial nodes". This has been a strategic priority in the past as well. Over the past couple decades, the HRA has revitalized four commercial nodes. Markegard presented slides depicting revitalized portions of 98<sup>th</sup> and Lyndale, France and Old Shakopee, 84<sup>th</sup> and Lyndale and Penn American. The last prioritization effort was labeled the "string of pearls" and prioritized different commercial nodes based on priority level. Improvements have taken place in all of the top priority areas. But redevelopment can be opportunity driven as well. Penn American is an example of that. Even though it was listed as a C priority, the opportunity that presented itself in the area caused it to move forward.
- Chronology for the Study
  - o March 8 – HRA study meeting
  - o April 7 – PC study meeting
  - o April 11 – CC study meeting
  - o May – June – Staff completed study
  - o July 12 – HRA presented findings
  - o August 11 – PC presented findings
  - o August 22 – CC will be presented findings
  - o Fall 2016 – HRA begins next steps of implementation
- Neighborhood Commercial Areas
  - o The study initially evaluated 19 candidates with retail focus
  - o Filtered out the commercial centers by the following criteria:

- Areas must encompass at least 5 acres
- Majority of the node must be zoned commercial
- Exclude areas covered by district plans - (South Loop, Penn American and Normandale Lake) as they are already prioritized
- Exclude areas that received recent HRA investment (France & Old Shakopee, 84<sup>th</sup> & Lyndale, 98<sup>th</sup> & Lyndale) as they are already prioritized
- Exclude areas consisting predominantly of regional-oriented land uses, as they are more likely to be enhanced or redeveloped without public funds
- Removed Normandale Village at the request of the City Council, given its positive condition
- The remaining eight commercial centers include: Amsden Ridge Center, Countryside Center, 90<sup>th</sup> and Penn, Central Lyndale, American Blvd and Nicollet, American Blvd and Portland, Old Cedar and Old Shakopee Road and 98<sup>th</sup> Street and Nicollet Avenue.
- Scoring criteria
  - Scoring factors were grouped under three headings to assist in prioritizing the neighborhood commercial areas
    - Need
    - Impact
    - Challenges

Schmidt presented on how staff scored all eight sites. The scores were relative to each area and the scores reflected the average across all parcels. Each criteria was scored with a 0, 1, and 2 score with a weight of 1, 2, and 3. The higher the overall score, the higher need for potential redevelopment, revitalization or HRA assistance. Schmidt provided two examples on qualitative and quantitative scoring.

Scoring was challenging as it is subjective plus qualitative factors made it difficult to evaluate an area with a large number of sites, especially at 98<sup>th</sup> Street and Nicollet. One parcel could score relatively low, while another parcel in the same center could score relatively high. Solberg asked how that would be evaluated if there are many qualitative differences in one area. Markegard said it makes sense use different strategies for different parts of the same neighborhood commercial center. In fact, staff recommends that approach in several cases, which Grout will explain.

Markegard gave an overview of the scores. He noted that American Blvd and Portland, 98<sup>th</sup> Street and Nicollet and Old Cedar and Old Shakopee Road scored the highest in the study, which means more need and opportunity for redevelopment and revitalization. These three centers were within the top four under the need and impact headings; however, American and Portland was the only center to score within the top three under the challenges heading.

Markegard noted that some believe Bloomington is over retailled. With the addition of large big box stores that were not present in the 1950s and 1960s when retail nodes were established, there is less demand for smaller-scale neighborhood retail uses. Staff looked at the potential for commercial centers to move away from retail uses and toward other uses, especially residential. He displayed a slide depicting where residential opportunities were the greatest in each node.

Grout presented on the neighborhood center prioritization and strategies.



Priority A	Priority B	Priority C
<ul style="list-style-type: none"> <li>• American &amp; Portland</li> <li>• 98<sup>th</sup> &amp; Nicollet</li> <li>• Old Cedar &amp; Old Shakopee</li> </ul>	<ul style="list-style-type: none"> <li>• Countryside Center</li> <li>• American &amp; Nicollet</li> <li>• 90<sup>th</sup> &amp; Penn</li> </ul>	<ul style="list-style-type: none"> <li>• Central Lyndale</li> <li>• Amsden Ridge</li> </ul>

He said the HRA would review opportunities within the Priority A areas first, but still have the option to assist an area in priority B or C if an opportunity presents itself.

Grouted reviewed potential HRA assistance strategies within the top three priority commercial centers.

- American and Portland
  - The east side of American Blvd and Portland Avenue is currently being redeveloped to improve the parking lot, sidewalks, landscaping and add a new anchor tenant.
  - Portland and American is important for the residential neighborhood to the south.
  - The west side of American Blvd and Portland Avenue has access challenges.
    - Changes to this center could focus on renovations on the north half to include the façade, parking lot, internal pedestrian access, landscaping and rear loading area
    - With redevelopment of the southern half to improve the site layout and appearance on the corner
  - These two centers are heavily utilized by residents walking from Richfield as well.
- 98<sup>th</sup> and Nicollet
  - Potential redevelopment of the southeast quadrant
    - Would require compilation of parcels
    - Potential change of use to multi-family or mixed use development
    - Bury overhead power lines
    - Add boulevard to public sidewalk
  - Renovations to the southwest quadrant could include façade, parking lot and landscaping updates
  - The north side of 98<sup>th</sup> Street is in good condition and any changes there would be market driven
- Old Cedar and Old Shakopee
  - The Engineering Department plans to improve the intersection at Old Cedar and Old Shakopee Road.
  - Some lots are currently for sale and the City could acquire land to bank it.
  - The northwest quadrant includes a large strip mall with a condominium form of ownership. There is a possibility for mixed-use or senior housing in this area that would benefit the surrounding residential neighborhood.
  - Renovations to the southeast quadrant could include façade, parking lot and landscaping updates.

In the fall, the HRA will meet with landowners, review HRA financial resources, gather input from developers and seek partners to help assess market demand.

Grout posed the following questions to the Commission:

- Questions on study methodology?
- Comments on the proposed prioritization?
- Comments on the potential strategies?

Snyder said that although the qualitative factors may be subjective, it provides a good basis for discussion. It creates a rubric with which to analyze and compare the areas. She finds the approach very helpful.

Batterson was concerned that American Blvd and Nicollet may be overlooked in the prioritization. American Blvd has become Bloomington's central corridor. There is potential to tie in American Blvd and Portland Avenue with Nicollet.

Solberg was concerned about the fit with the neighborhood need. How do you determine what's best for the neighborhood? Grout stated the redevelopment could include landscaping or façade improvements so that the existing tenants aren't "priced out". Markegard noted that residents often express a strong desire for "mom and pop" type businesses as opposed to chains. "Mom and pop" businesses typically need low rents and usually can't afford space in newly constructed buildings. A big concern with scrape and build redevelopment is that only chains will be able to afford the rent, pricing out mom and pop businesses. Hence the importance of using revitalization strategies in some cases rather than full redevelopment. Goodrum noted that once one tenant improves the property, it could create a trend for others to do similar improvements.

Spiess liked that the strategies address the services and needs for families in the area. The strategies are driven by understandable factors. Swanson noted there could be great potential for unique development at a remnant parcel on the northeast quadrant of Old Cedar and Old Shakopee Road. The roadway improvement could create a small and unusually shaped parcel but that could yield an interesting small building. Grout noted the Old Cedar Bridge could bring increased bicycle activity to the intersection. Solberg discussed the Red Line route and that there had been discussion of routing the line through Old Cedar and Old Shakopee Road but the lack of density caused route planners to reject that routing. It is important to evaluate proximity to transit lines. Goodrum asked if there is a possibility to hire a private firm to conduct a market study. Grout said it is an option.

Markegard asked the Commission about American Blvd and Nicollet. Spiess noted that Kennedy students often utilize the area and Nicollet and 98<sup>th</sup>. She sees Nicollet and 98<sup>th</sup> as a higher redevelopment/revitalization priority than American and Nicollet. Also, the relationship between Lyndale and Nicollet Avenues in Minneapolis is unique and there could be an opportunity to continue those corridors into Bloomington. Batterson gave Eat Street as an example of an area with many unique ethnic restaurants and retail stores. Goodrum also noted that HRA should be cautious of using monies along American Blvd as it is a regional area with higher chances for market driven redevelopment.